

ORDINANCE No. 2006 – 09-90

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE MIAMI GARDENS TOWN CENTER ZONING DISTRICT ("TCZD"); PROVIDING FOR A DISTRICT BOUNDARY CHANGE OF ZONING FROM O.P.D., RU-1, RU-4A, RU-5A, BU-1, BU-1A, BU-2 AND GU TO TCZD FOR PROPERTIES GENERALLY LOCATED AT THE FOUR QUADRANTS OF THE INTERSECTION OF NORTHWEST 27TH AVENUE AND NORTHWEST 183RD STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; APPROVING A PURPOSE; LOCATIONAL STANDARDS; PERMITTED USES; CONDITIONAL USES; PROHIBITED USES; SUBDISTRICT DESIGNATION DEFINITIONS; BUILDING PARAMETERS; A STREET FRONTAGE PLAN; A TYPICAL STREET SECTIONS PLAN; BASE RIGHT-OF-WAY AND BUILD-TO-LINE SETBACKS; BUILDING HEIGHT REQUIREMENTS; BUILDING HEIGHT VERTICAL INCREMENTAL SETBACKS; SITE DEVELOPMENT STANDARDS; PUBLIC PLAZA REQUIREMENTS; MAXIMUM DWELLING UNIT DENSITY REQUIREMENTS; MINIMUM UNIT SIZE; LOT COVERAGE; LANDSCAPED OPEN SPACE REQUIREMENTS; AFFORDABLE HOUSING REQUIREMENTS; MINIMUM DESIGN STANDARDS FOR SIDEWALKS, PEDESTRIAN AMENITIES, ENTRANCES, WINDOWS, BALCONIES, LANDSCAPE AND OPEN SPACE, TREES, PALMS, AND SHRUBS; SIGN DESIGN PARAMETERS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Miami Gardens ("City") has designated the four (4) quadrants of the intersection of Northwest 27th Avenue and Northwest 183rd Street as the City's Town Center area, and

WHEREAS, the City imposed a moratorium for a period of approximately 11 months to permit City staff and the City's Planning and Zoning Consultant, Calvin Giordano and Associates, to study the area and to propose standards for the area, and

WHEREAS, after numerous neighborhood charrettes and workshops with the public, the City Council, Calvin Giordano, along with City staff, has proposed certain regulations for the Town Center's Zoning District, and

WHEREAS, the City Council would like to adopt and approve those regulations, and

WHEREAS, the report of Calvin Giordano included with the staff report attached hereto as Exhibit "B," and incorporated herein by reference,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

SECTION 2. ESTABLISHMENT OF THE TOWN CENTER ZONING DISTRICT: The City Council of the City of Miami Gardens hereby establishes the Town Center Zoning District as follows:

The Town Center District Regulations Are Attached Hereto As Exhibit "C"

And Incorporated Herein By Reference

SECTION 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

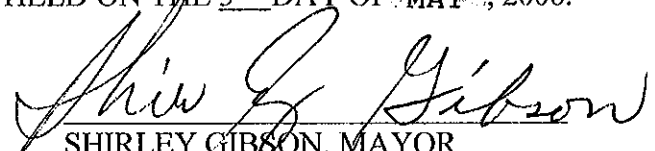
SECTION 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. INCLUSION IN CODE: It is the intention of the City Council of the City of Miami Gardens that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Miami Gardens and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

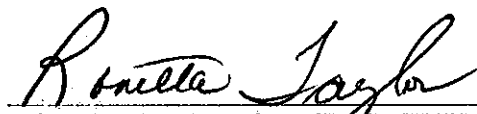
SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 5TH DAY OF APRIL, 2006.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE 3RD DAY OF MAY, 2006.


SHIRLEY GIBSON, MAYOR

ATTEST:


RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA KNIGHTON DICKENS, ESQ.
City Attorney

SPONSORED BY: DANNY O. CREW, CITY MANAGER

MOVED BY: Vice Mayor Braynon
SECONDED BY: Councilman Harvard

VOTE: 6-1

Mayor Gibson	<u>x</u> (Yes)	<u> </u> (No)
Vice Mayor Oscar Braynon, II	<u>x</u> (Yes)	<u> </u> (No)
Councilman Melvin L. Bratton	<u>x</u> (Yes)	<u> </u> (No)
Councilman Aaron Campbell	<u>x</u> (Yes)	<u> </u> (No)

ORDINANCE NO. 2006-09-90

Councilman Ulysses Harvard
Councilwoman Sharon Pritchett
Councilwoman Barbara Watson

<u>x</u> (Yes)	___ (No)
___ (Yes)	<u>x</u> (No)
<u>x</u> (Yes)	___ (No)

SKD/bfc

EXHIBIT "A"
TOWN CENTER AREA MAP

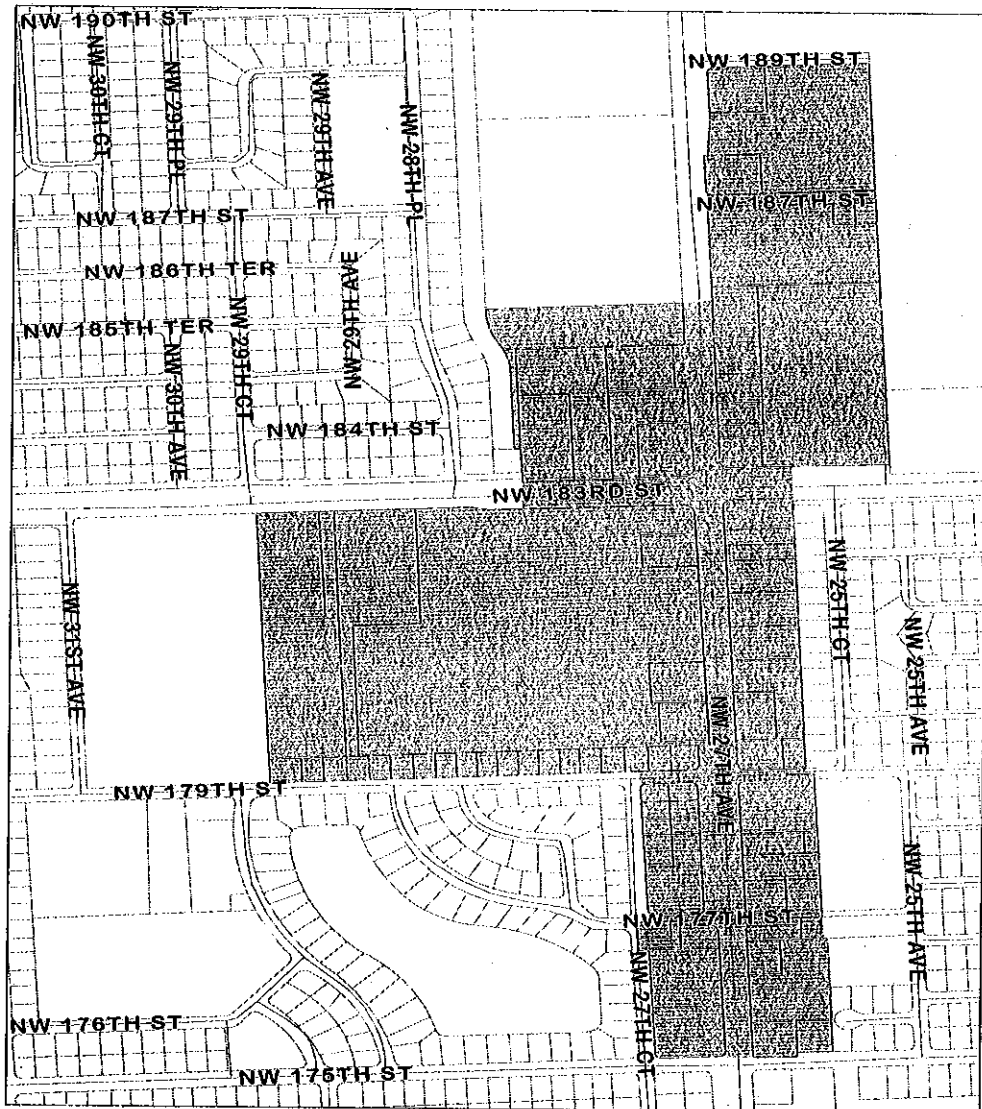


EXHIBIT "B"

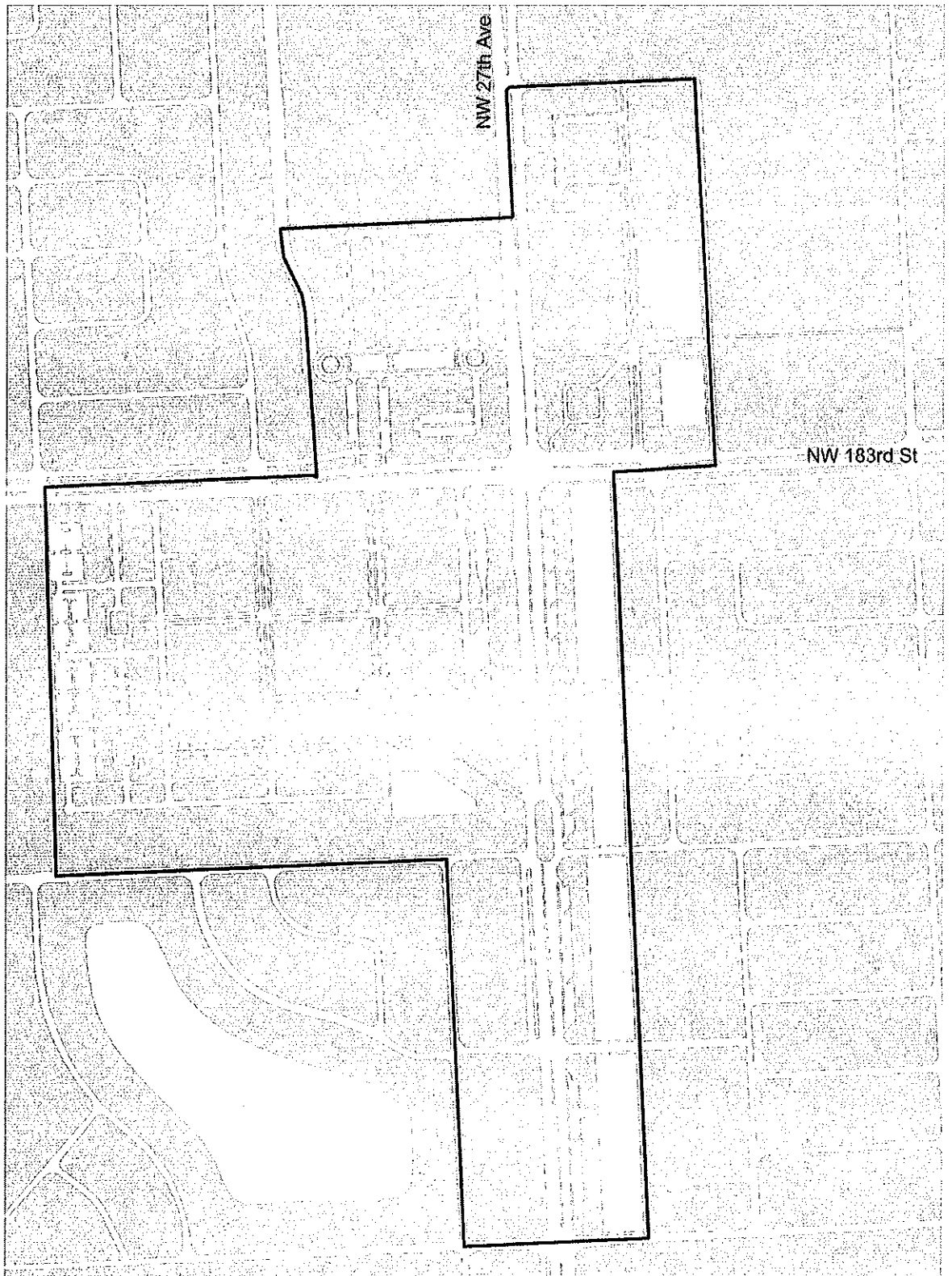
**(TOWN CENTER MASTER PLAN REPORT
BY CALVIN GIORDANO, ATTACHED)**

EXHIBIT "C"
MIAMI GARDENS TOWN CENTER ZONING DISTRICT

Section 1. Establishment of Town Center Zoning District

A. Purpose – The purpose of the Town Center Zoning District (TCZD) is to provide for the use and development of properties within the area designated as the Town Center in a manner consistent with the Community Vision Statement and the policies and objectives of the Future Land Use Element of the Comprehensive Plan. The intent is to foster improved site and architectural design that promotes safe and active pedestrian environments; to guide in developing the frameworks promote a walkable and livable environment; to regulate the location of parking and to minimize its impact on the pedestrian culture; to foster interrelated and compatible land uses that encourage regionally oriented business and activities serving the City of Miami Gardens, tourist populations and surrounding communities; to integrate the plans for a new Metro Rail Station with a vision for a supporting civic Town Center; and, to restrict those uses and development patterns that are in conflict with these policies and objectives.

B. Location Standards – The District shall be applied to all properties situated within the areas defined as the Town Center by the Comprehensive Master Plan.



Map 1 - Town Center District Boundary

Section 2. Permitted, Conditional and Prohibited Uses

A. Permitted Uses – No building or structure, or part thereof, within the district shall be erected, altered or used, or land used in whole or in part for other than one or more of the following specific uses, subject to all other applicable standards and requirements contained in this ordinance:

- (a) Multifamily apartments and townhouses
- (b) Hotels and motels
- (c) Commercial services and retail goods, including spas and health clubs, beauty salons, clothing, florists, gift shops, banking services, pharmacy, news stands, and restaurants.
- (d) Conferencing facilities and meeting rooms
- (e) Offices – business, medical and professional
- (f) Public and private educational facilities
- (g) Parking lots and garages
- (h) Public parks and recreation facilities
- (i) Government uses
- (j) Recreational uses, including cinemas and theatres

All uses, if not prohibited below or specifically permitted above but which can be construed to be allowed under these permitted uses, shall be deemed permitted.

B. Conditional Uses

- 1) Bars, taverns, cabarets, and lounges provided that individual establishments shall not exceed three thousand (3,000) square feet in gross floor area.
- 2) Religious uses.

C. Prohibited Uses

The permitted uses listed in this district shall not be construed to include, either as a principal or accessory use, any of the following:

- 1) Pawnshops
- 2) Automobile and light truck new sales agency or rental
- 3) Automobile service stations
- 4) Automobile self-service gas stations
- 5) Automobile storage within a building
- 6) Installation of automobile tires, batteries and accessories
- 7) Automobile washing
- 8) Adult entertainment as defined in Article II.
- 9) Apartment Hotels
- 10) Single-Family, Duplex Homes.

Section 3 Sub-District Designation Definition

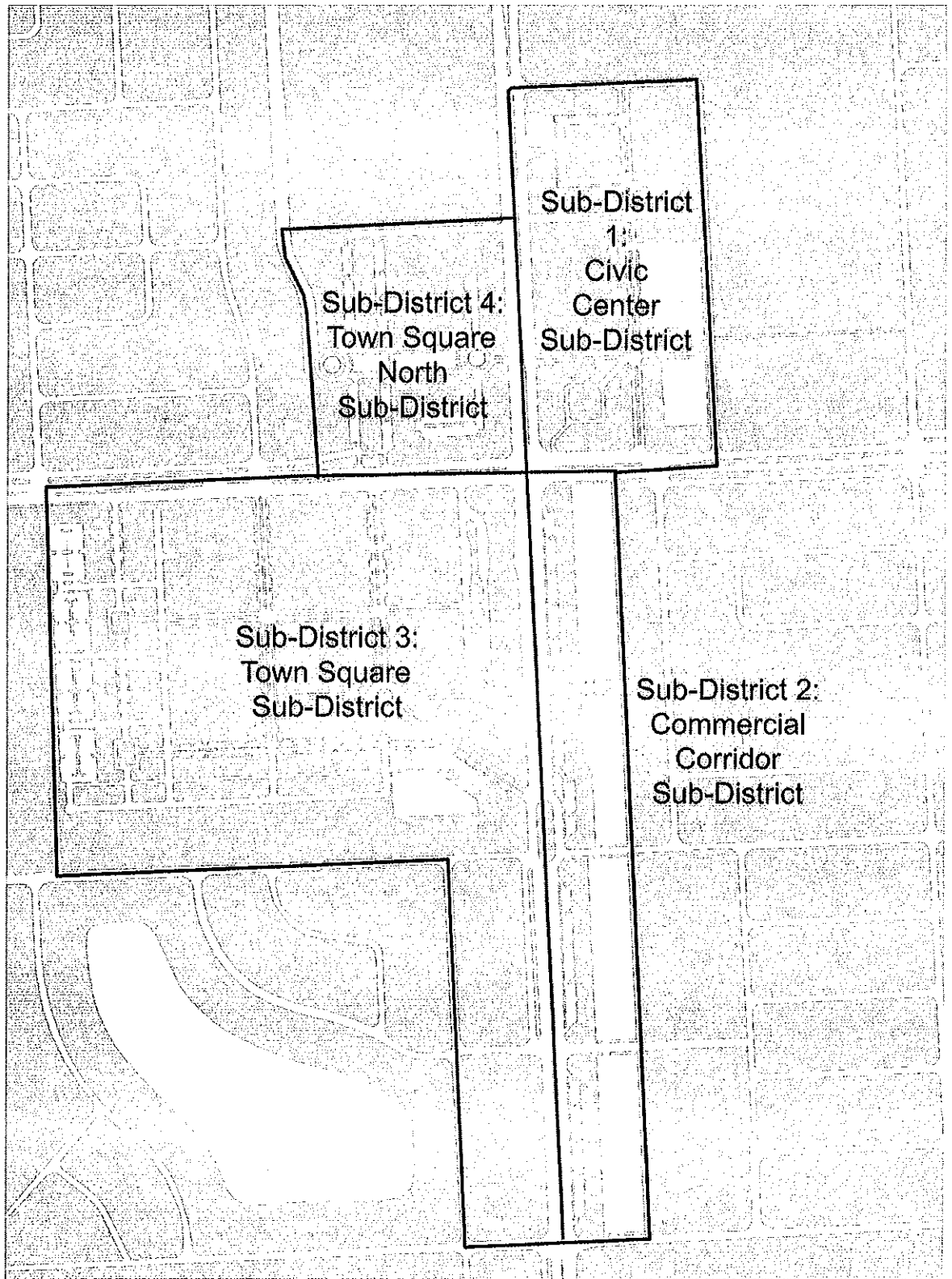
All parcels within the Town Center boundaries shall be eligible for one of four conditions: Civic Center Sub-District, Commercial Corridor Sub-District, Town Square Sub-District, Town Square North Sub-District.

A. Civic Center Sub-District Parcel: All parcels, or assembly of parcels, north of North 183rd Street, Miami Gardens Drive, and east of West 27th Avenue shall be defined as belonging to the Civic Center Sub-District.

B. Commercial Corridor Sub-District Parcel: All parcels, or assembly of parcels, south of North 183rd Street, Miami Gardens Drive, and east of West 27th Avenue shall be defined as belonging to the Commercial Corridor Sub-District.

C. Town Square Sub-District Parcel: All parcels, or assembly of parcels, south of North 183rd Street, Miami Gardens Drive, and west of West 27th Avenue shall be defined as belonging to the Town Square Sub-District.

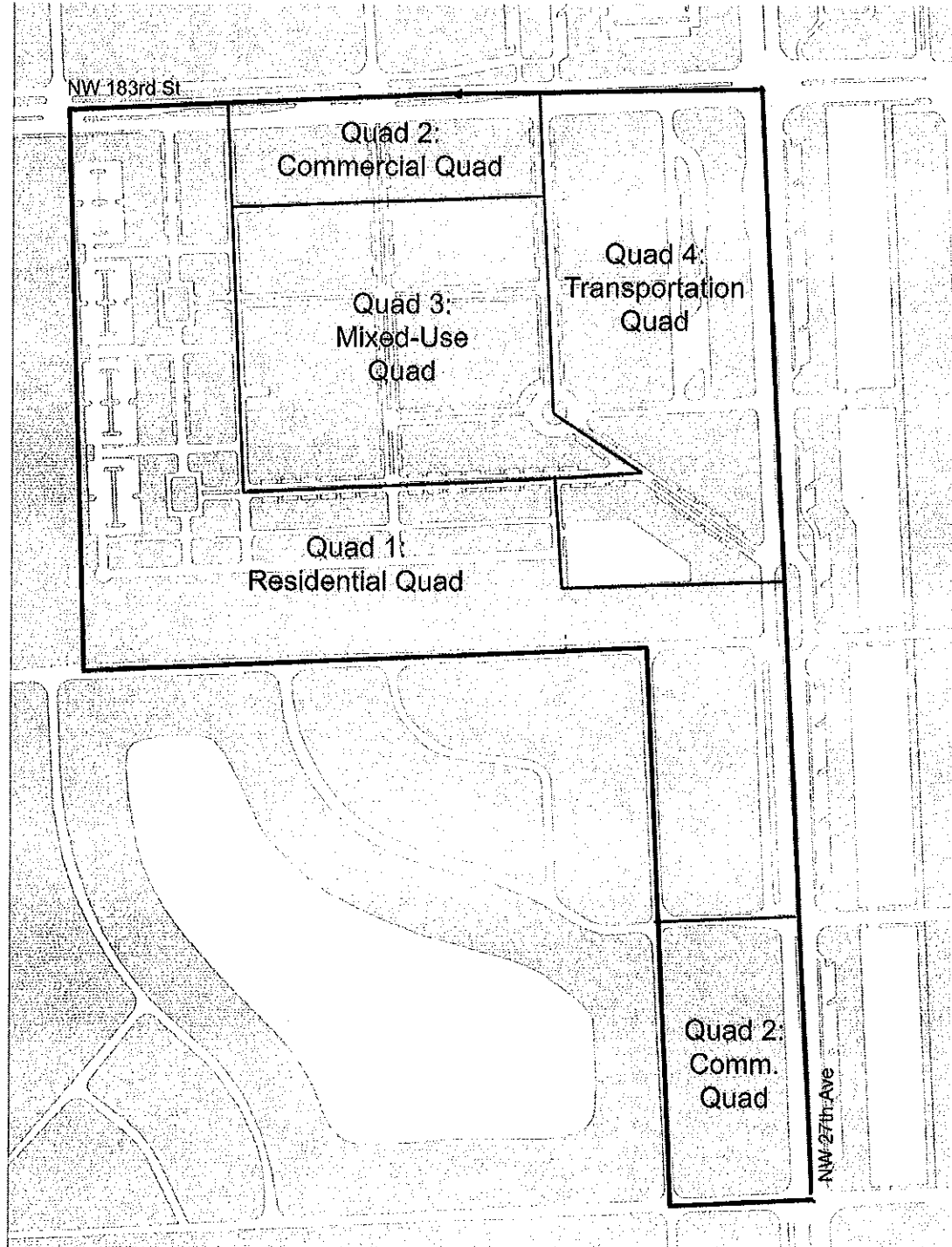
D. Town Square North Sub-District Parcel: All parcels, or assembly of parcels, north of North 183rd Street, Miami Gardens Drive, and west of West 27th Avenue shall be defined as belonging to the Town Square North Sub-District.



Map 2 - Sub-District Map

Section 4. Quad Designation Definition

The Town Square Sub-District shall be comprised by the creation and establishment of four (4) Quad areas and shall be created and established in accordance to the vision outlined in the Town Center Master Plan.



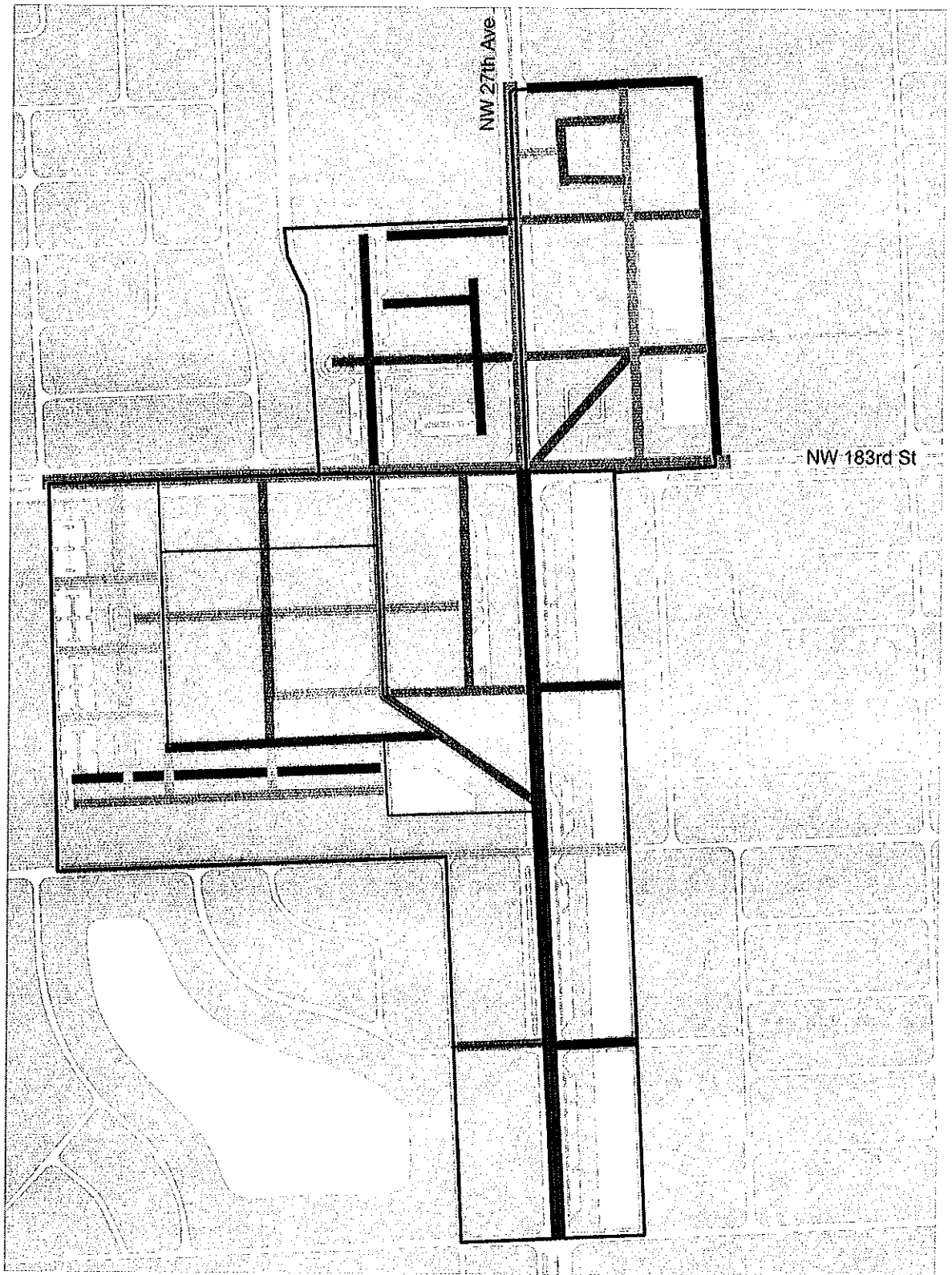
Map 3 – Quad Designation Map

The distribution of the total surface area corresponding to the designated Town Square Sub-District shall be applied in accordance to the following parameters, designated per Quad:

SUMMARY CHART A			
SUB-DISTRICT 3: TOWN SQUARE SUB-DISTRICT MINIMUM ACREAGES PER QUAD			
QUAD DESIGNATION	MEAN ACREAGES	MINIMUM PERCENTAGES	MINIMUM PERCENTAGES
QUAD 1: RESIDENTIAL QUAD	23.6	40	50
QUAD 2: COMMERCIAL QUAD	7.4	12	15
QUAD 3: MIXED-USE QUAD	11.7	20	25
QUAD 4: TRANSPORTATION QUAD	11.9	18	24
OPEN SPACE	2	4	8
TOWN SQUARE	2	4	6

Section 5. Building Parameters

The controlling factor for all building parameters shall be based on the Street Frontage Plan and shall be implemented in accordance to the vision set forth in the Town Center Master Plan. The Street Frontage Plan establishes twelve (12) street types. The controlling street type criteria shall extend twenty (20) feet from the determined Build-to Line, as outlined in Summary Chart B-1 through B-4.



Map 4 - Street Frontage Plan

STREET FRONTAGE LEGEND







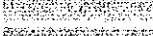
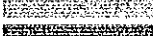
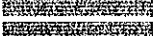


	BOULEVARD
	MAIN STREET
	SIDE STREET
	PARK LANE
	ESPLANADE
	SERVICE LANE
	RESIDENTIAL ROAD
	RESIDENTIAL WAY
	RESIDENTIAL LANE
	COMMERCIAL CORRIDOR A
	COMMERCIAL CORRIDOR B

Exhibit 4 – Street Frontage Plan, cont'd

The Street Frontage Plan establishes a hierarchy of street types and their future locations which shall be provided and shown in all future development within the Town Center District. The twelve (12) street types are named by their character and each promotes, in varying degrees, pedestrian and sidewalk culture. The controlling streets shall be based on a Base Right-of-Way (BROW) which comprises all vehicular and curb-side parking lanes, inclusive of curbs and gutters as outlined as follows:

A. Boulevard: characterized by four (4) travel lanes, each eleven (11') feet in width, and two (2) parking lanes, each eight (8') feet wide. Parking bays shall be established so as to promote a landscaped bulbout of no less than seventy-three (73) square feet at a spacing that shall be no less than seventy-two (72) feet on center. The total sectional width of the Boulevard BROW shall be no less than sixty-seven (67') feet and shall be constructed in accordance to the following typical illustrations:

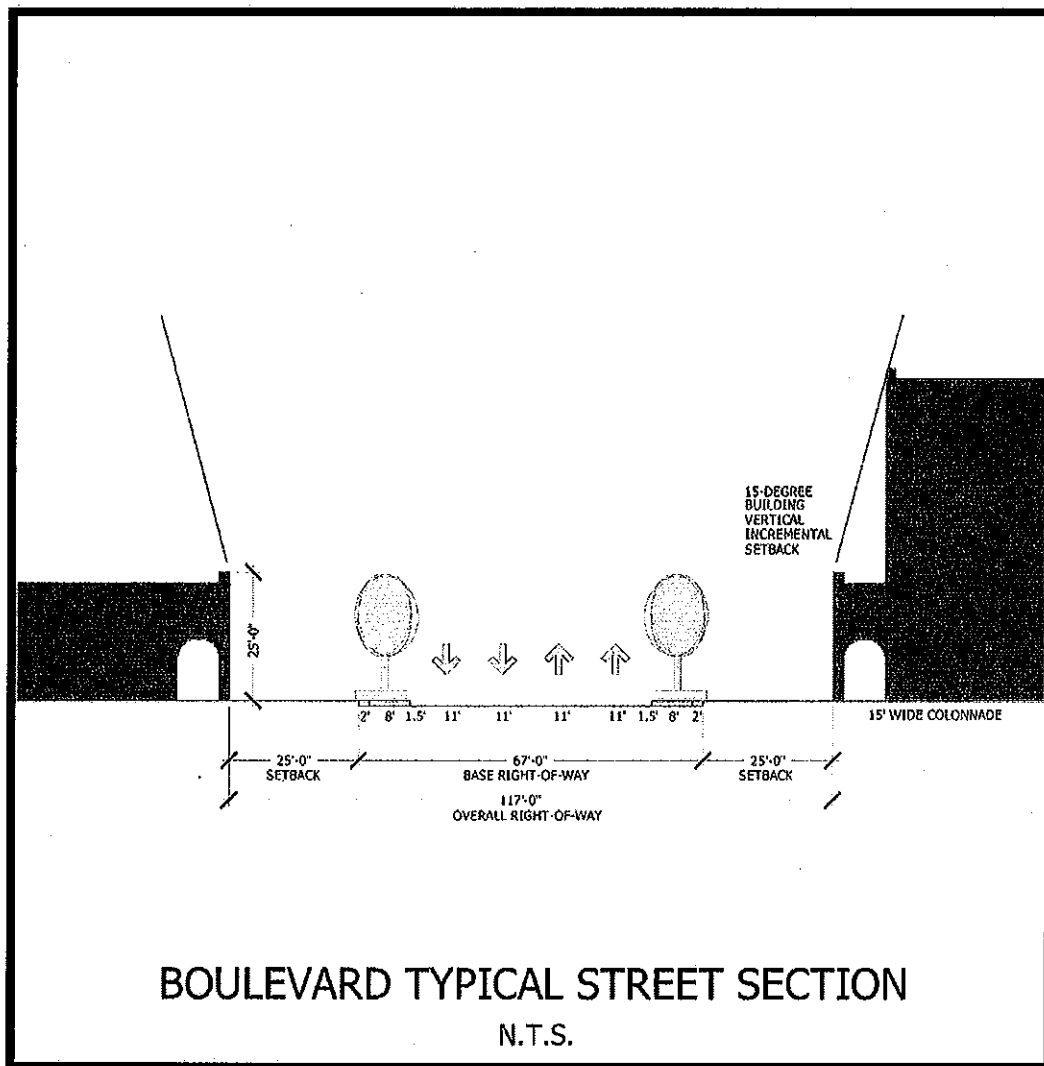


Illustration 1 – Boulevard Typical Street Section

B. Main Street: characterized by an eight (8') foot landscaped median, two (2) travel lanes, each eleven (11') feet in width, and two (2) parking lanes, each eight (8') feet wide. Parking bays shall be established so as to promote a landscaped bulbout of no less than seventy-three (73) square feet at a spacing that shall be no less than seventy-two (72) feet on center. The total sectional width of the Main Street BROW shall be no less than fifty-three (53') feet and shall be constructed in accordance to the following typical illustrations:

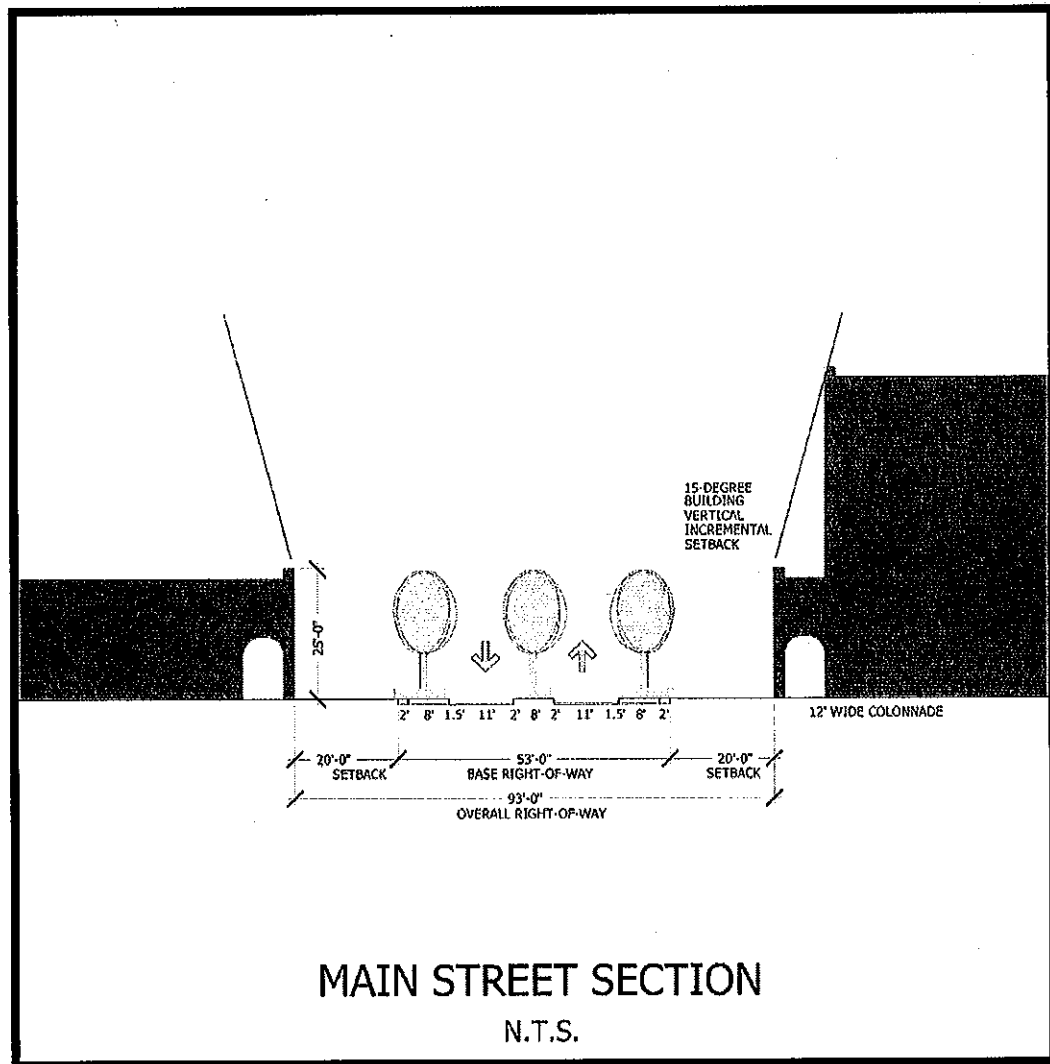


Illustration 2 – Main Street Section

C. Side Street: characterized by a five (5') foot landscaped median and two (2) travel lanes, each eleven (11') feet in width. The total sectional width of the Side Street BROW shall be no less than thirty-three (33') feet and shall be constructed in accordance to the following typical illustrations:

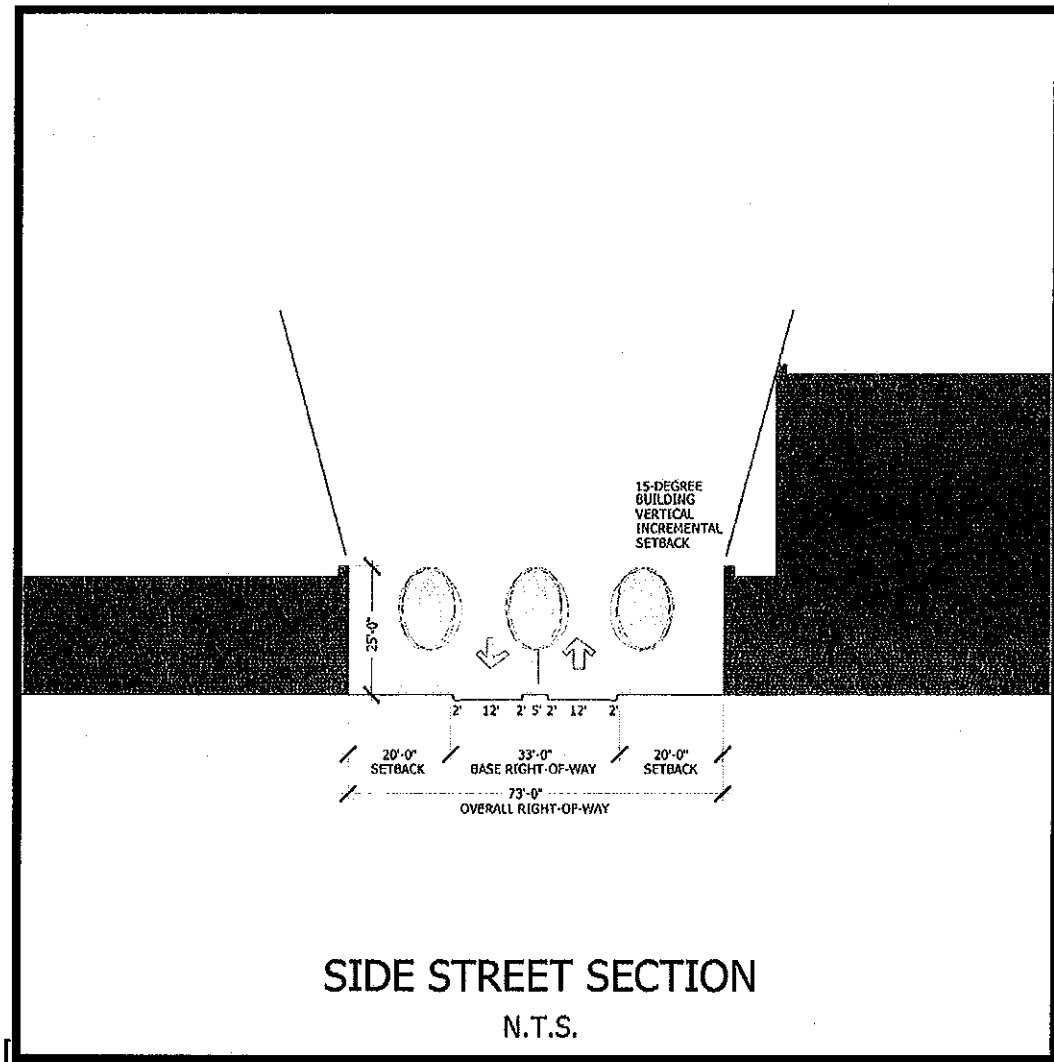


Illustration 3 – Side Street Section

D. Park Lane: characterized by an eight (8') foot landscaped median and two (2) travel lanes, each eleven (11') feet in width. The total sectional width of the Park Lane BROW shall be no less than thirty-four (34') feet and shall be constructed in accordance to the following typical illustrations:

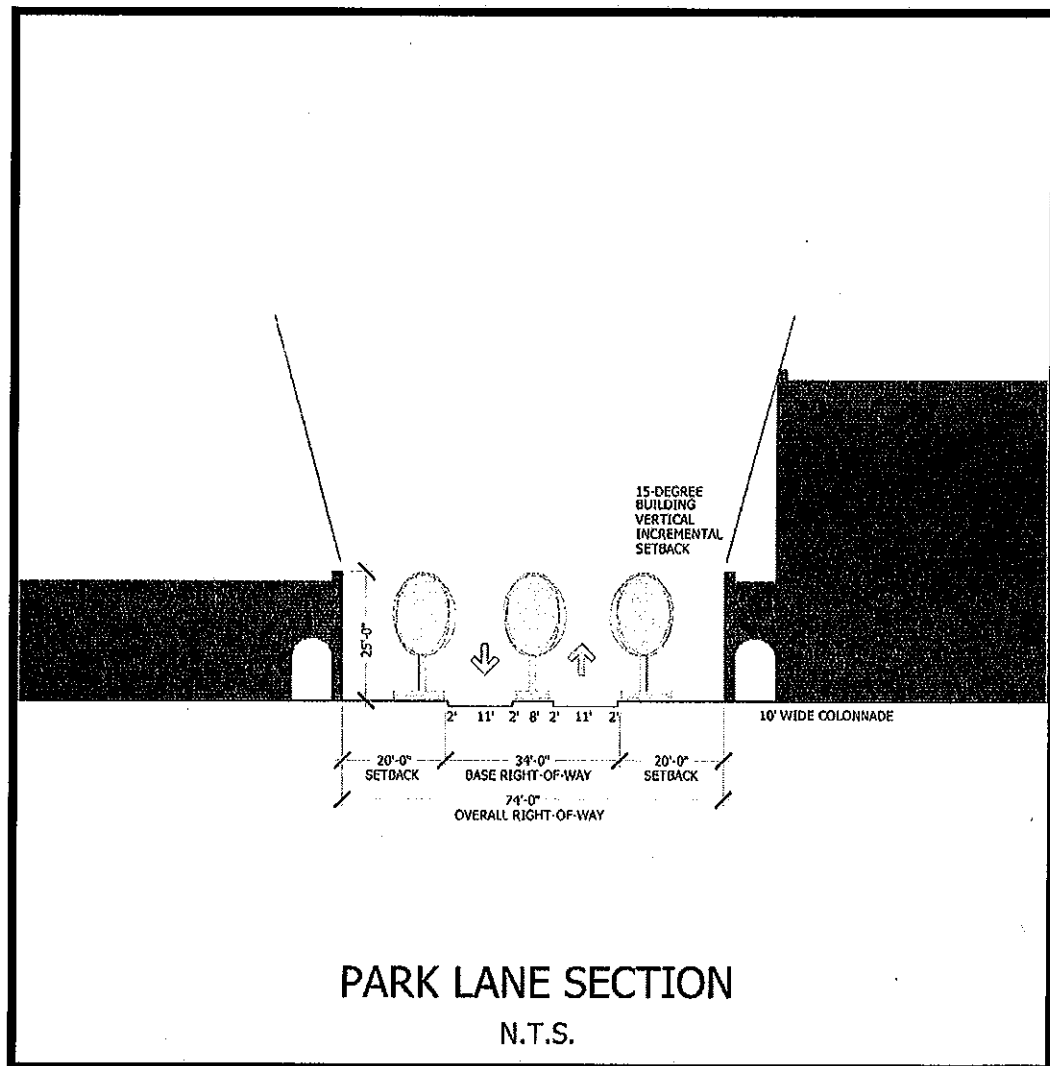


Illustration 4 – Park Lane Section

E. Esplanade: characterized by a ten (10') foot landscaped median, two (2) travel lanes, each eleven (11') feet in width and two (2) parking lanes, each eight (8') feet wide. Parking bays shall be established so as to promote a landscaped bulbout of no less than seventy-three (73) square feet at a spacing that shall be no less than seventy-two (72) feet on center. The total sectional width of the Esplanade BROW shall be no less than fifty-five (55') feet and shall be constructed in accordance to the following typical illustrations:

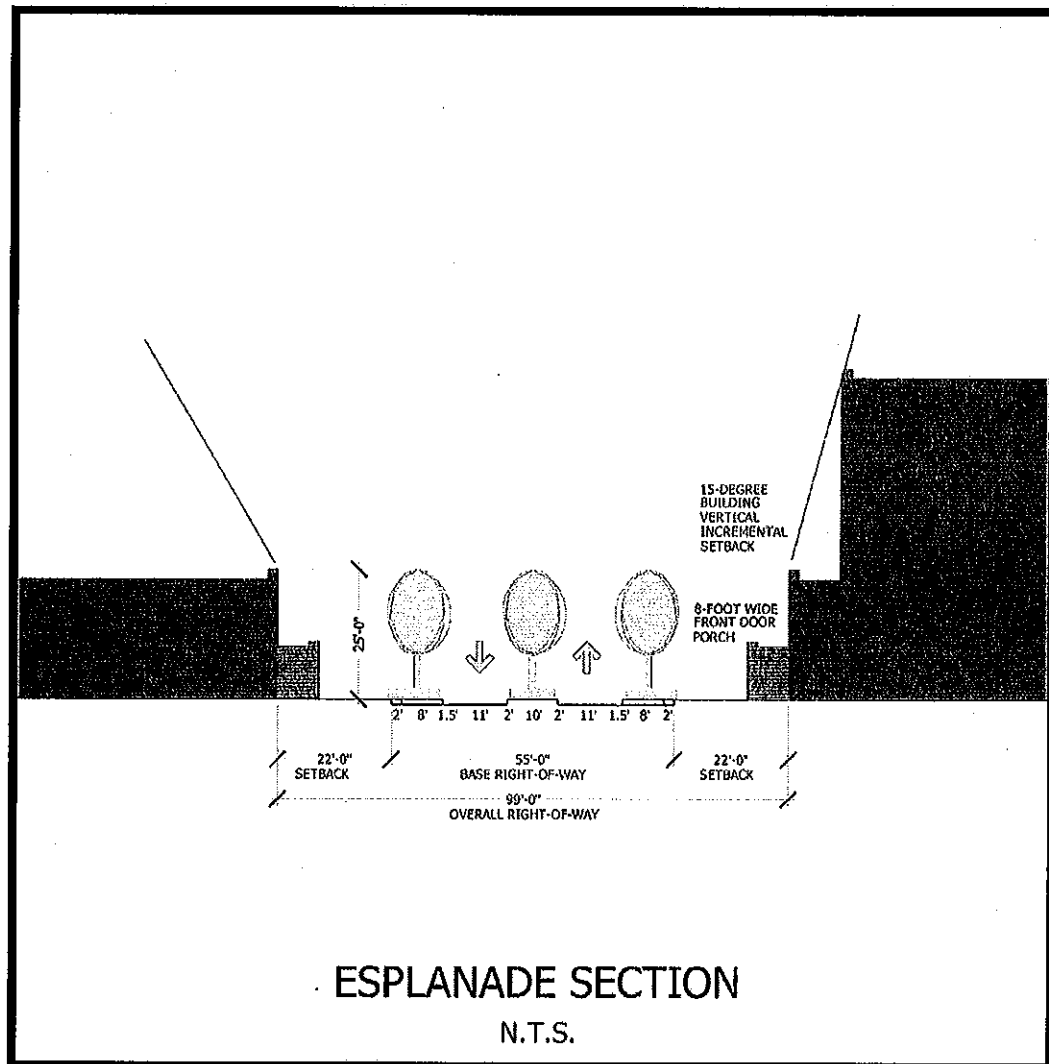


Illustration 5 – Esplanade Section

F. Service Lane: characterized by a single (1) one-way travel lane, fifteen (15') feet in width. The total sectional width of the Service Lane BROW shall be no less than nineteen (19') feet and shall be constructed in accordance to the following typical illustrations:

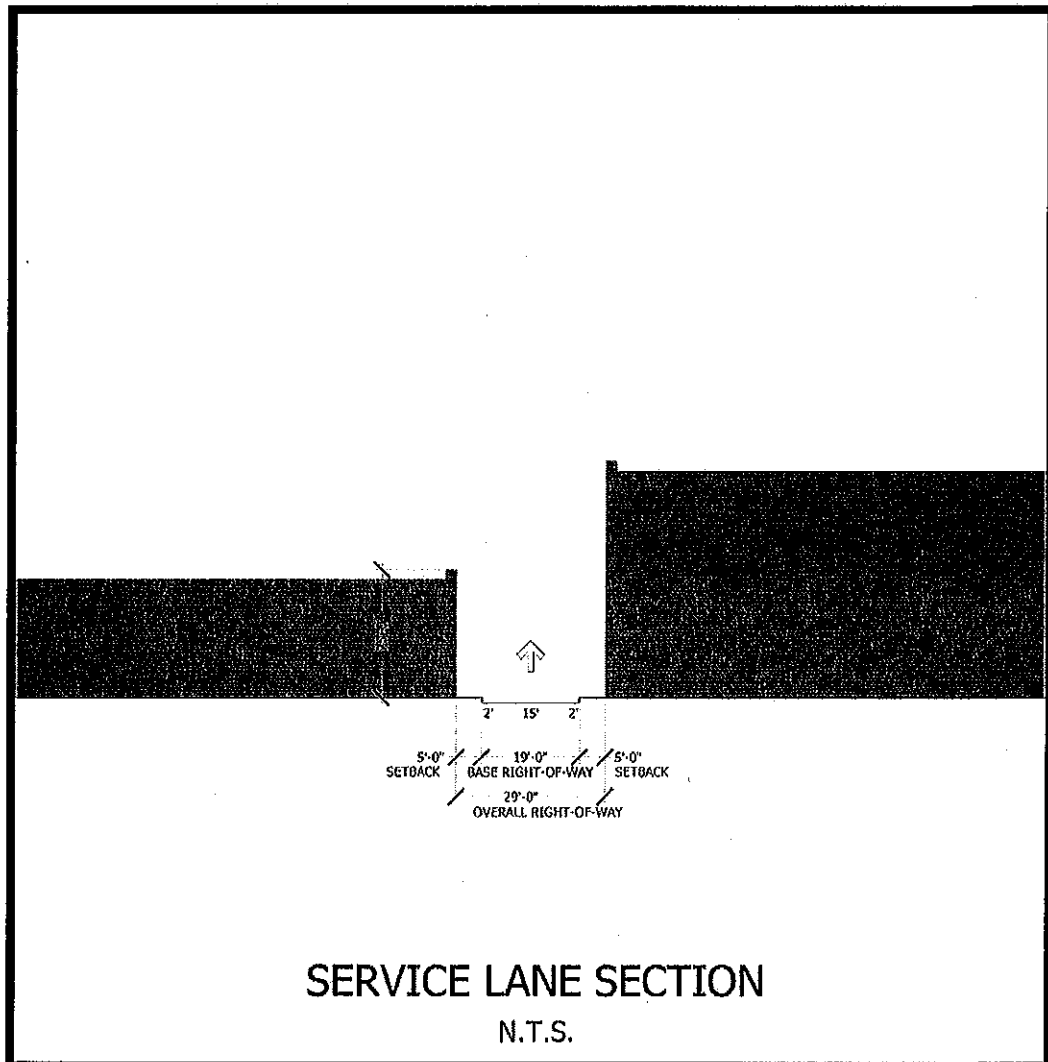


Illustration 6 – Service Lane Section

G. Residential Road: characterized by two (2) travel lanes, each eleven (11') feet in width and two (2) parking lanes, each eight (8') feet wide. Parking bays shall be established so as to promote a landscaped bulbout of no less than seventy-three (73) square feet at a spacing that shall be no less than seventy-two (72) feet on center. The total sectional width of the Residential Road BROW shall be no less than forty-five (45') feet and shall be constructed in accordance to the following typical illustrations:

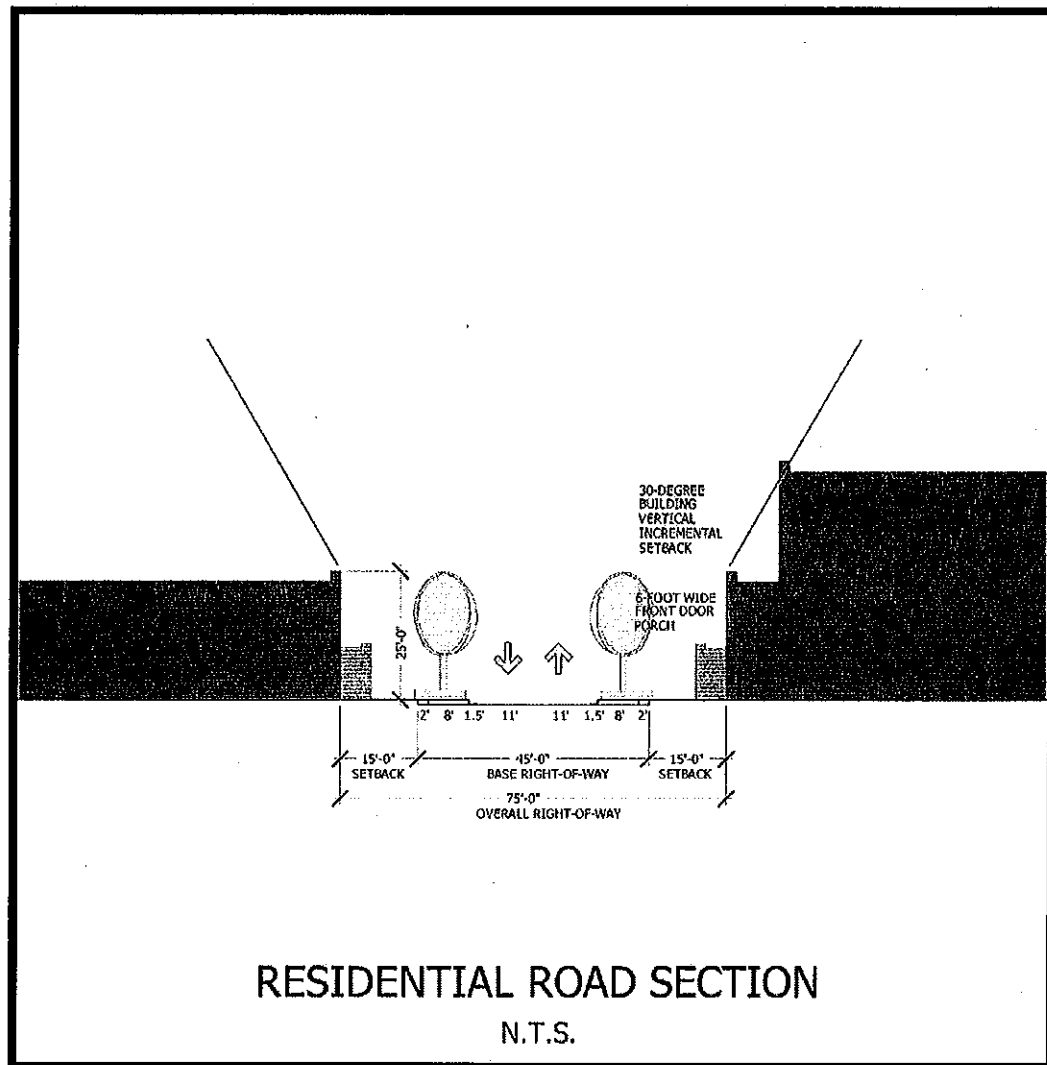


Illustration 7 – Residential Road Section

H. Residential Way: characterized by two (2) travel lanes, each twelve (12') feet in width. The total sectional width of the Residential Way BROW shall be no less than fifty-five (55') feet and shall be constructed in accordance to the following typical illustrations:

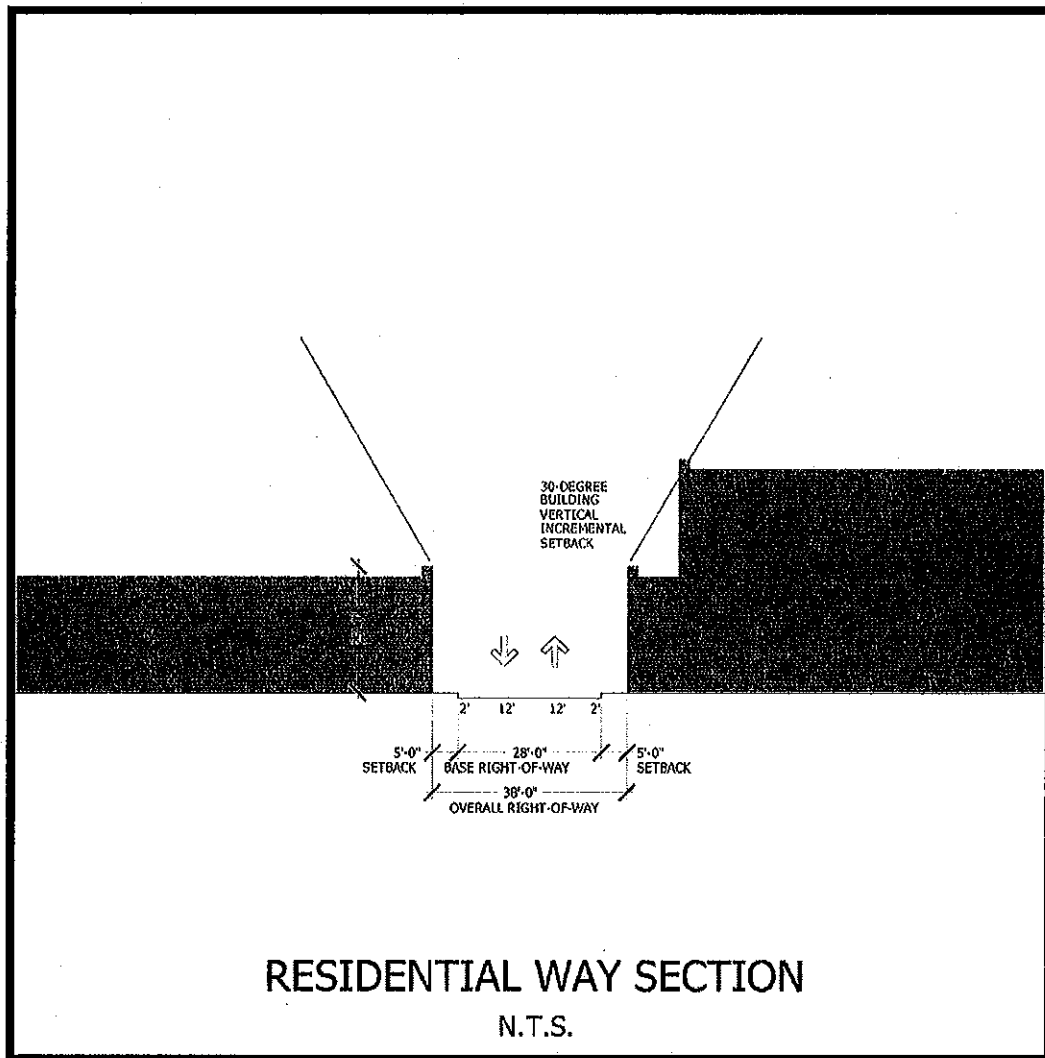


Illustration 8 – Residential Way Section

I. Residential Lane: characterized by two (2) travel lanes, each twelve (11') feet in width. The total sectional width of the Residential Lane BROW shall be no less than twenty-six (26') feet and shall be constructed in accordance to the following typical illustrations:

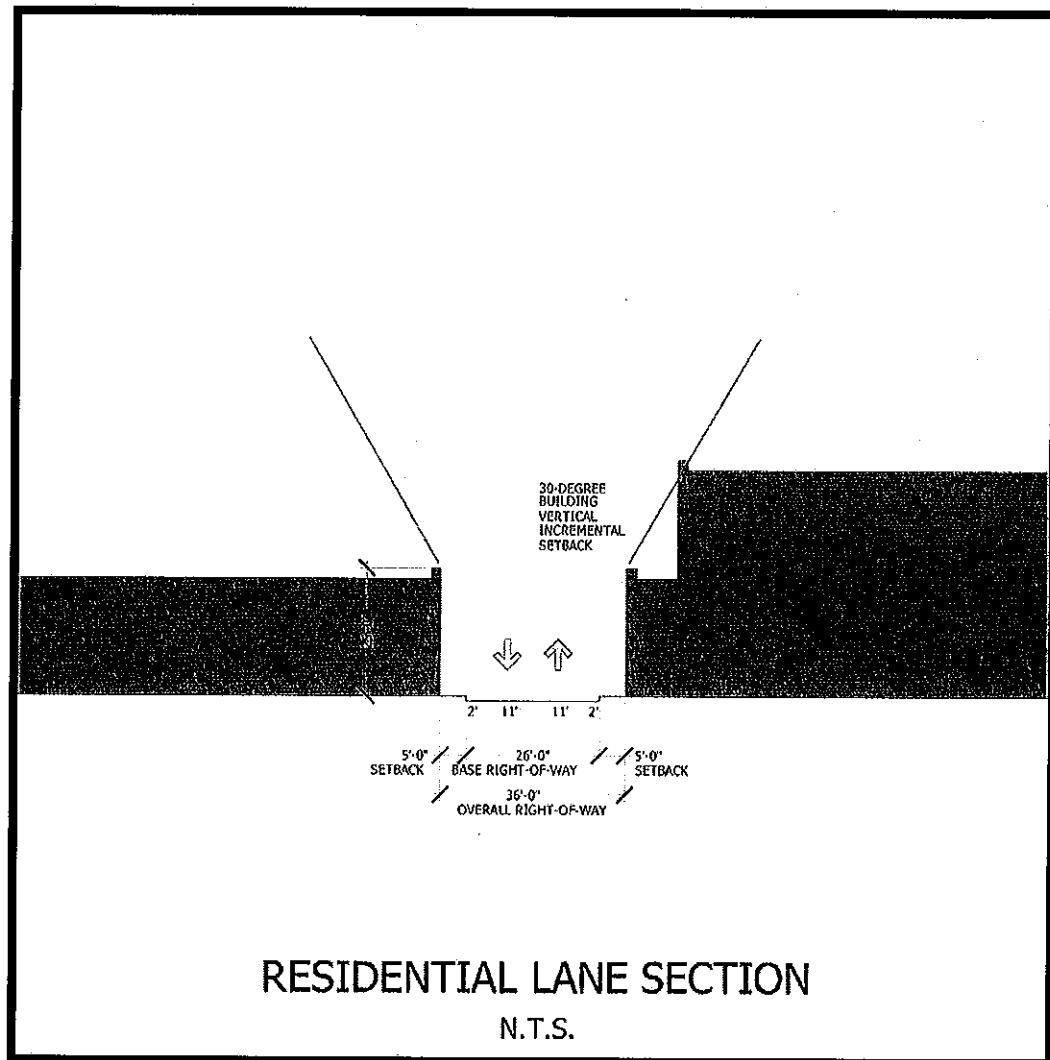


Illustration 9 – Residential Lane Section

J. Commercial Corridor A: the total sectional width of the Commercial Corridor A BROW shall be defined by the existing boundaries of the right-of-ways corresponding to North 183rd Street, Miami Gardens Drive, and West 27th Avenue.

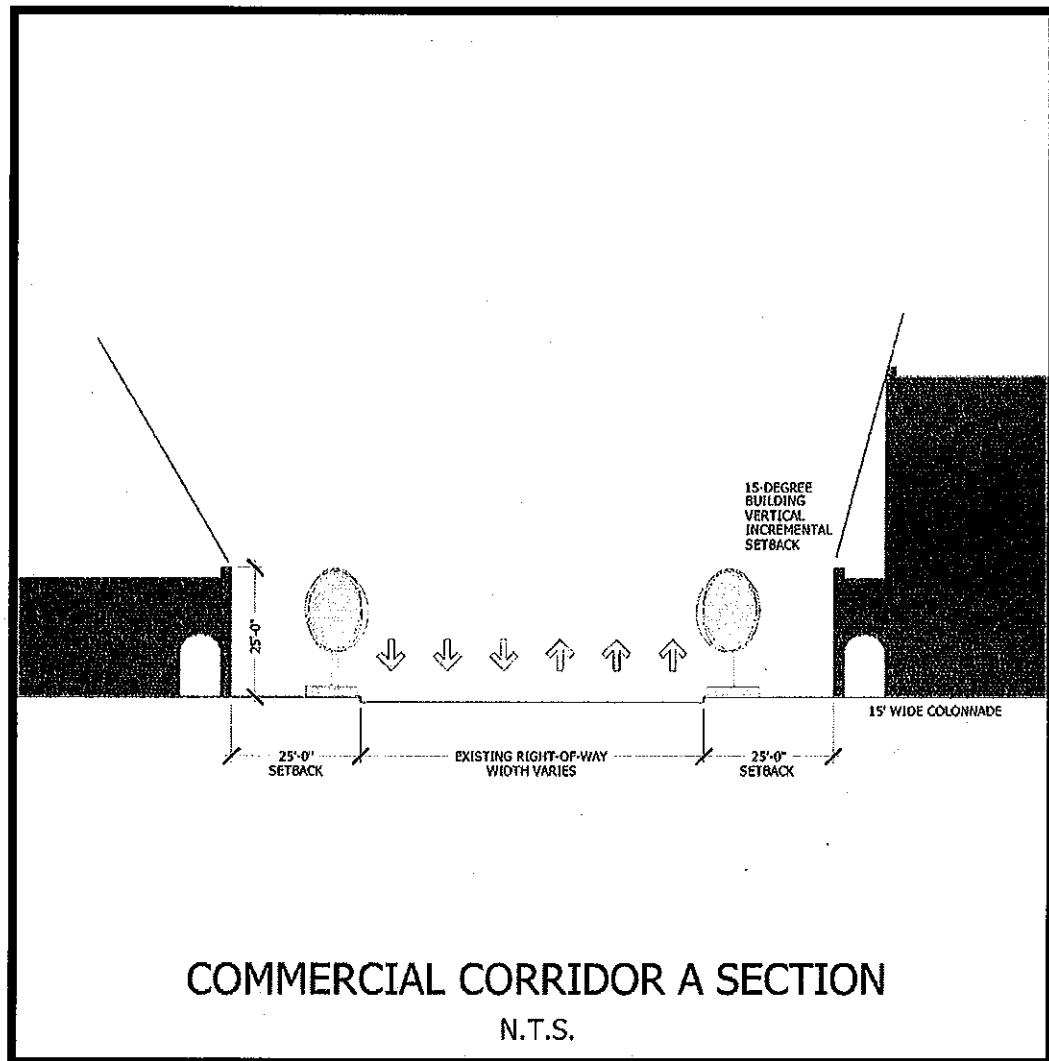


Illustration 10 – Commercial Corridor A Section

K. Commercial Corridor B: the total sectional width of the Commercial Corridor B BROW shall be defined by the existing boundaries of the right-of-ways corresponding to North 183rd Street, Miami Gardens Drive, and West 27th Avenue.

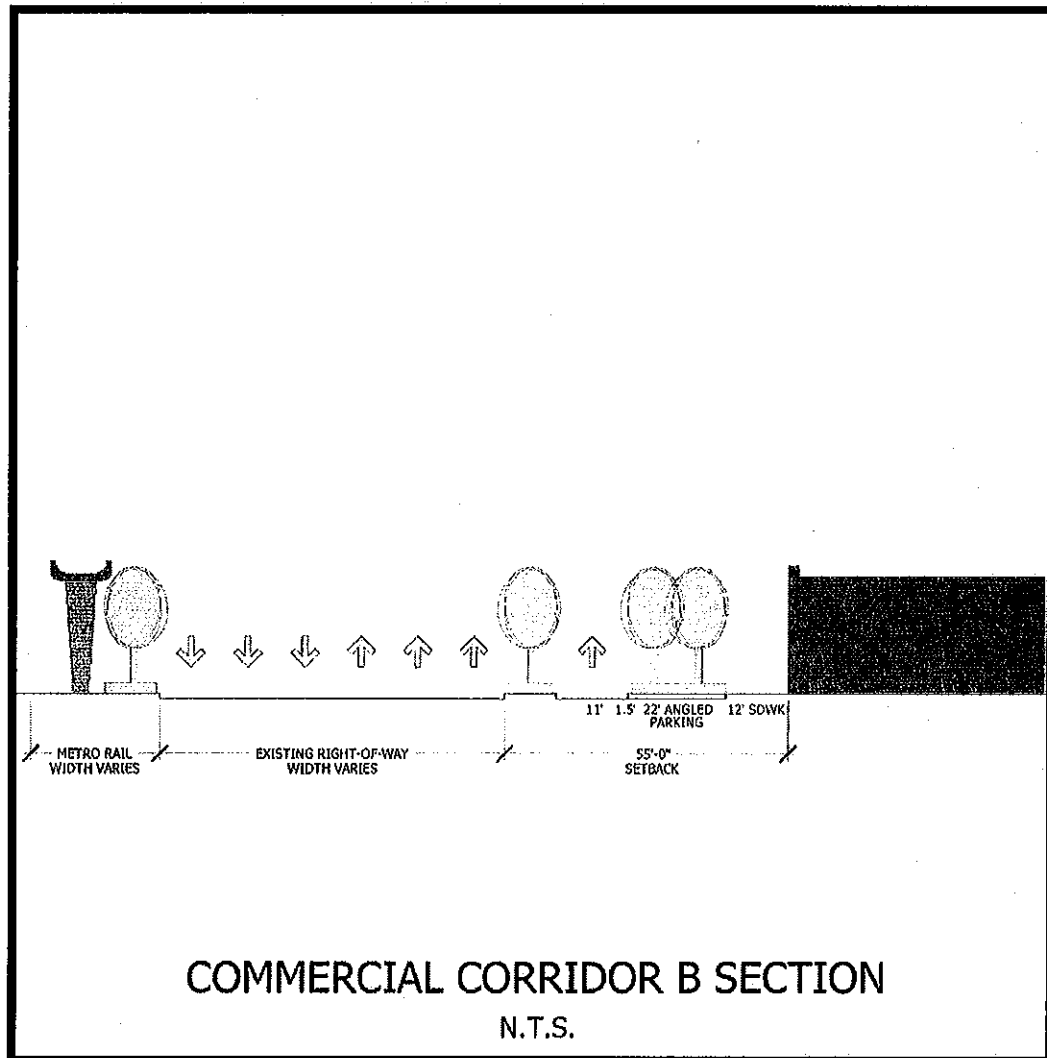
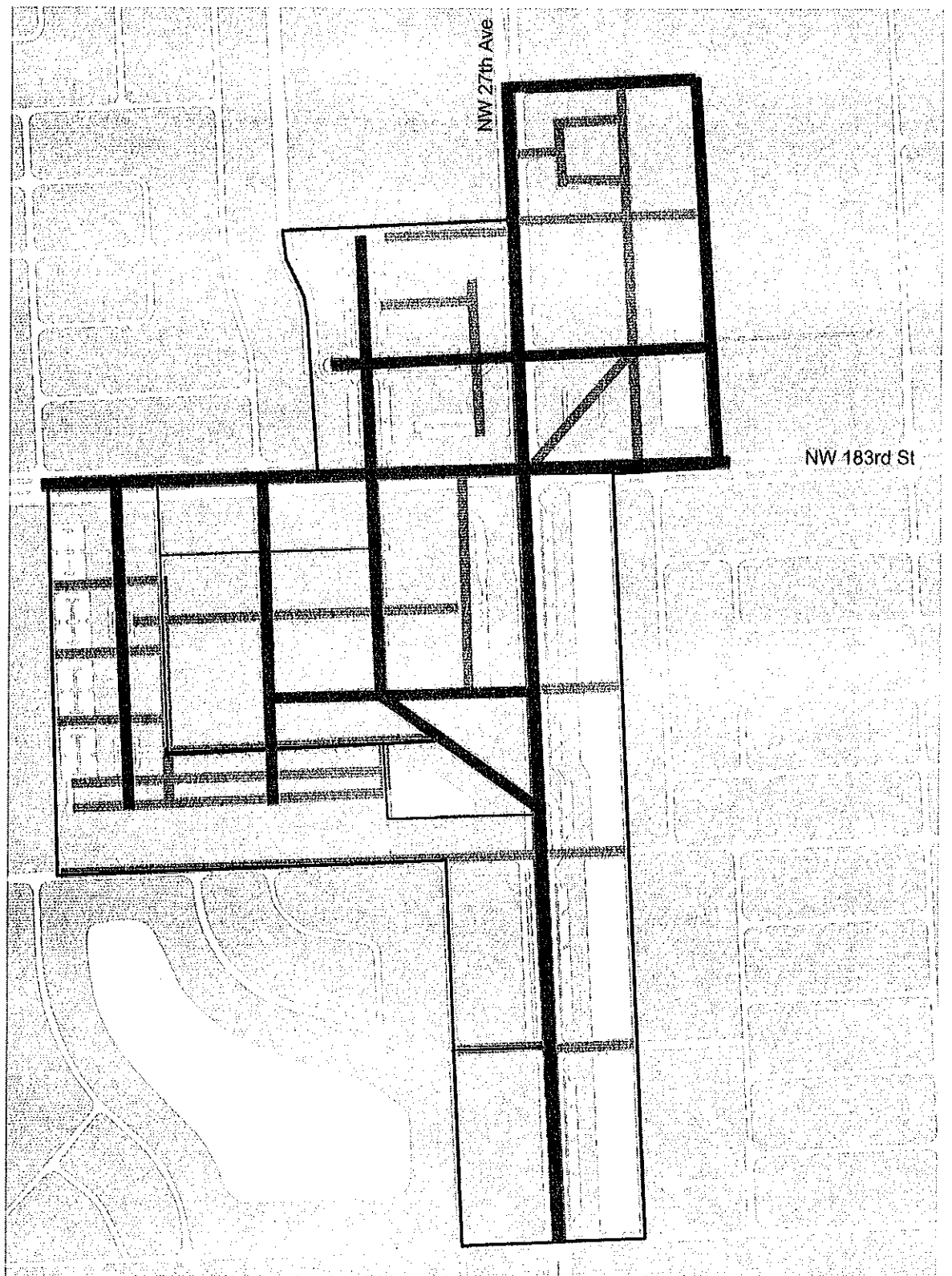


Illustration 11 – Commercial Corridor B Section



Map 5 – Street Type Designation Plan

STREET -TYPE DESIGNATION PLAN



STREET DESIGNATION A



STREET DESIGNATION B

Map 5 – Street Designation Plan, Cont'd

L. Street Designation: All planned street or parts thereof shall be categorically itemized as either Designation A or Designation B. Designation A streets shall be provided in accordance with the adopted Miami Gardens Master Plan scheme without exception or modification. Designation B streets may be modified in accordance to the vision illustrated in the adopted Miami Gardens Master Plan only with written approval by the Director. No part of this ordinance shall allow the elimination of any of the identified planned streets as reflected in the adopted Master Plan.

Section 6. Build-to Lines

All development shall establish a Build-To Line, which will determine the horizontal extents of all developable area and shall be defined by the following setbacks from the Base Right-Of-Ways (BROWs) corresponding to the Sub-District and Quad designation. When a conflict exists between setbacks derived from a Sub-District designation versus a Quad Designation, the most restrictive shall apply:

SUMMARY CHART B-1					
APPLICABLE TO ALL SUB-DISTRICTS					
BUILDING PARAMETERS: BASE RIGHT-OF-WAY AND BUILD-TO LINE SETBACKS BY SUB-DISTRICT/QUADRANT AND STREET FRONTAGE					
Street Frontage	Base Right-of-Way				Build-to Line Setbacks
	Overall Base Right-of-Way Width	Traffic Lanes	Median Width	Curb-Side Parallel Parking Lane	
Boulevard	67'	4 @ 11'	-	2 @ 8'	25'
Main Street	53'	2 @ 11'	8'	2 @ 8'	20'
Side Street	33'	2 @ 12'	5'	-	15'
Park Lane	34'	2 @ 11'	8'	-	20'
Esplanade	55'	2 @ 11'	10'	2 @ 8'	18'
Service Lane	19'	1 @ 15'	-	-	5'
Residential Road	45'	2 @ 11'	-	2 @ 8'	15'
Residential Way	28'	2 @ 12'	-	-	8'
Residential Lane	26'	2 @ 11'	-	-	10'
Commercial Corridor A	-	-	-	-	25'
Commercial Corridor B	-	-	-	-	55'

Section 7. Building Heights

The overall maximum allowable height of all building structures, not including mechanical and roof structures shall be based on the fronting street type and shall be further regulated by Sub-District or Quad as follows:

SUMMARY CHART	
SUB-DISTRICT 1: Civic Center – Building Heights by Frontage	
Street Frontage Type	Height (Feet)
Boulevard	-
Main Street	25
Side Street	36
Park Lane	36
Esplanade	-
Service Lane	36
Residential Road	-
Residential Way	-
Residential Lane	-
Commercial Corridor A	40
Commercial Corridor B	-

SUMMARY CHART	
SUB-DISTRICT 2: Commercial Corridor A – Building Heights by Frontage	
Street Frontage Type	Height (Feet)
Boulevard	-
Main Street	-
Side Street	-
Park Lane	-
Esplanade	-
Service Lane	30
Residential Road	-
Residential Way	30
Residential Lane	-
Commercial Corridor A	-
Commercial Corridor B	30

SUMMARY CHART	
SUB-DISTRICT 3: Town Square – Building Heights by Frontage	
QUAD 1: Residential Quad	
Street Frontage Type	Height (Feet)
Boulevard	-
Main Street	-
Side Street	-
Park Lane	-
Esplanade	32
Service Lane	32
Residential Road	45
Residential Way	45
Residential Lane	28
Commercial Corridor A	60
Commercial Corridor B	28

SUMMARY CHART	
SUB-DISTRICT 3: Town Square – Building Heights by Frontage	
QUAD 2: Commercial Quad	
Street Frontage Type	Height (Feet)
Boulevard	-
Main Street	55
Side Street	-
Park Lane	-
Esplanade	-
Service Lane	55
Residential Road	-
Residential Way	-
Residential Lane	-
Commercial Corridor A	63
Commercial Corridor B	-

SUMMARY CHART	
SUB-DISTRICT 3: Town Square – Building Heights by Frontage	
QUAD 3: Mixed-Use Quad	
Street Frontage Type	Height (Feet)
Boulevard	36
Main Street	45
Side Street	-
Park Lane	55
Esplanade	36
Service Lane	-
Residential Road	-
Residential Way	-
Residential Lane	-
Commercial Corridor A	-
Commercial Corridor B	-

SUMMARY CHART	
SUB-DISTRICT 3: Town Square – Building Heights by Frontage	
QUAD 4: Transportation Quad	
Street Frontage Type	Height (Feet)
Boulevard	-
Main Street	85
Side Street	74
Park Lane	70
Esplanade	55
Service Lane	-
Residential Road	-
Residential Way	-
Residential Lane	-
Commercial Corridor A	85
Commercial Corridor B	74

SUMMARY CHART	
SUB-DISTRICT 4: Town Square North – Building Heights by Frontage	
Street Frontage Type	Height (Feet)
Boulevard	120
Main Street	-
Side Street	-
Park Lane	-
Esplanade	150
Service Lane	100
Residential Road	-
Residential Way	-
Residential Lane	-
Commercial Corridor A	40
Commercial Corridor B	-

Section 8. Building Height Vertical Incremental Setback (VIS)

All buildings shall be articulated as a composite of 3 elements: Pedestal, Tower and Penthouse. The maximum elevation of each element as well as incremental horizontal setbacks from the Build-to Line shall be regulated by the establishment of a Vertical Incremental Setback (VIS). All buildings shall provide a horizontal setback of all building elements, except parapets, proportional to their height so as to be restricted by a minimum 15-degree angle from the vertical projection of the Build-to Line corresponding to a minimum height of no less than 25 feet. These setback requirements shall be increased to 30-degrees for all building elements fronting on the following street frontages: Residential Road, Residential Way, Residential Lane. Service Lanes shall not be required to provide any additional setbacks corresponding to a VIS.

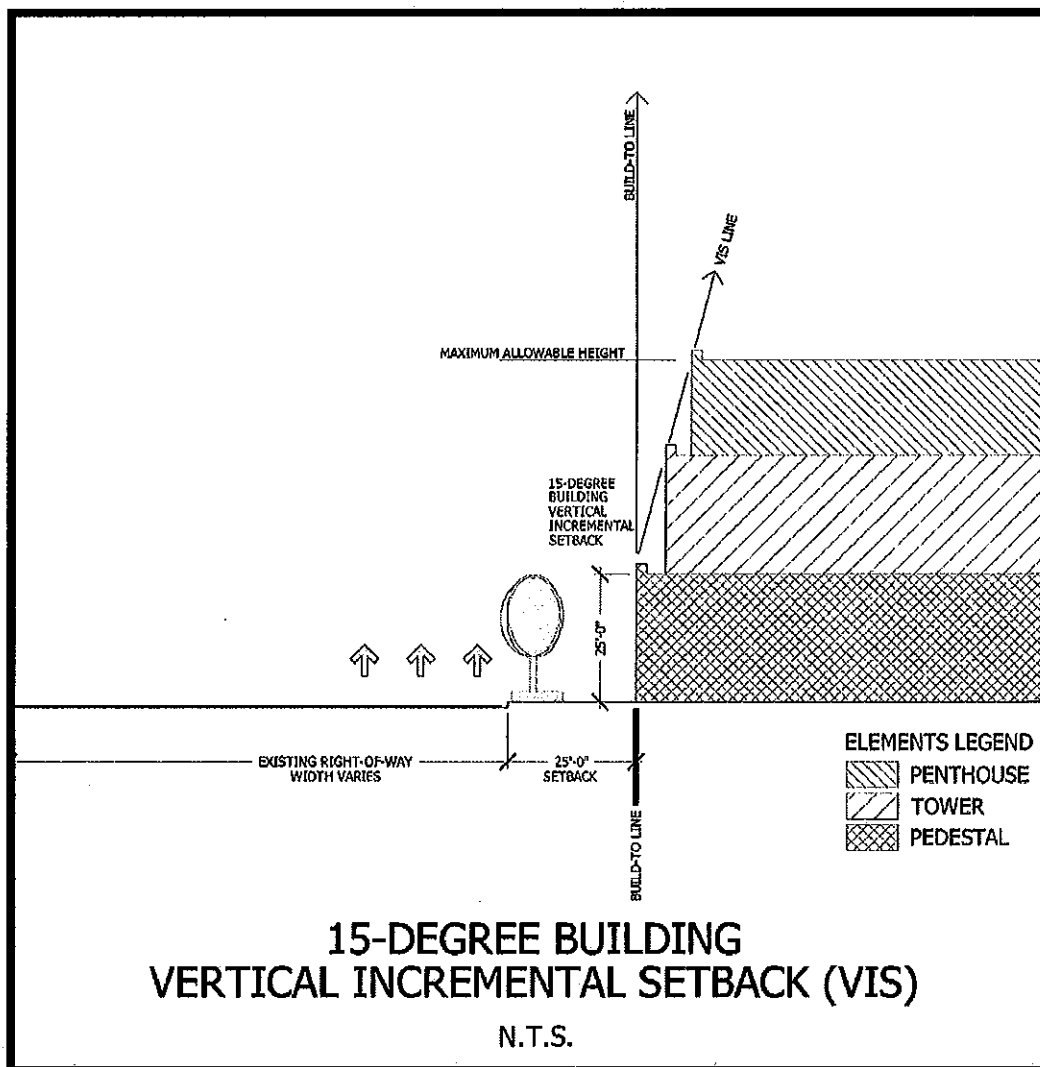


Illustration 12 – Vertical Incremental Setback

Section 9. Site Development Standards

A. Public Plaza Requirements:

Developments shall provide additional public plaza and courtyard spaces on properties abutting the fronting streets in excess of the minimum Landscape Open Space required by these regulations. The minimum size for a public plaza shall be 850 square feet and shall provide a minimum of 30 linear feet of plaza open space abutting the fronting street.

i. The following criteria shall be met by all Public Plazas:

(1) All public plazas shall be accessible directly from an adjoining public sidewalk along at least 50% of the total frontage. Driveways or vehicular accessways may not be counted as providing access.

(2) All public plazas shall be accessible to the public at all times and shall not be surrounded by a fence, wall or barricade.

(3) All public plazas shall provide a minimum of one linear foot of seating for each 100 square feet of public plaza or part thereof. Moveable seating shall not exceed 50% of the total required. All fixed seating shall be accompanied by a litter receptacle immediately abutting the seating fixture. Steps shall not count towards the seating requirements.

(4) All public plazas shall provide a minimum of one shade tree per 200 square feet (or part thereof) of public plaza area. Shade trees shall have a minimum caliper of 3" DBH and shall be planted in a protected tree pit covered by a tree grate or surrounded by shrubs, if no tree grate is provided.

(5) All public plazas shall provide bicycle parking racks to accommodate a minimum of 2 bicycles.

- ii. In addition to the mandatory amenities required above, all public plazas shall provide at least two of the amenities listed in this section.

- (1) Artwork, such as sculpture. Artwork shall be subject to approval by the City.

- (2) Fountains and pools. An ornamental fountain or reflecting pool occupying an area not less than 200 square feet.

- (3) Architectural elements, such as arbors, trellises, and tension canopies.

- iii. Optional amenities - The public plaza may also include additional numbers of the amenities mentioned above and other amenities such as outdoor furniture, light stands, flag poles, public telephones, awnings, bollards, kiosks and open air cafés.

B. Maximum Dwelling Unit Density

The maximum dwelling unit density shall be set forth below:

Apartments and Townhouses: The maximum number of residential dwelling units shall not exceed a density of eighty (80) dwelling units per acre and shall not be less than thirty-five (35) dwelling units per acre for any portion of the Town Center District.

Residential uses shall not be permitted in Sub-Districts 1 and 2. Residential densities in Sub-District 3 shall correspond to the Quad designation as follows:

SUMMARY CHART D-1		
SUB-DISTRICT 3: TOWN SQUARE SUB-DISTRICT DENSITIES BY QUAD		
QUAD	MINIMUM DENSITY UNITS PER ACRE	MAXIMUM DENSITY UNITS PER ACRE
Residential Quad	35	50
Commercial Quad	35	40
Mixed-Use Quad	40	50
Transportation Quad	45	60

Residential densities for Sub-District 4: Town Square North shall not exceed eighty (80) dwelling units per acre and shall not be less than fifty (50) dwelling units per acre for any portion of the Sub-District.

Hotels: The maximum number of hotel room units shall not exceed twice the allowable maximum number of residential dwelling units confined to a maximum density of seventy-five (75) rooms per acre for all properties fronting the corridor.

C. Minimum Unit Size:

a) The minimum gross floor area of a residential dwelling unit shall be eight-hundred (800) square feet.

b) The minimum gross floor area for hotel unit shall be two hundred seventy-five (275) square feet.

D. Lot Coverage:

The maximum lot coverage permitted for all buildings, including parking on the site, shall be ninety (e90) percent.

E. Landscaped Open Space: A minimum of ten (10) percent of the lot area shall be landscaped and improved with ground

level pedestrian walkways, courtyards, street furniture, lighting and landscape planting.

- F. Ground Level Building Frontage: Buildings shall provide 90% ground level frontages facing all the designated streets

Section 10. Affordable Housing Component

All development shall provide a minimum of thirty percent (30%) of living units in compliance with the Miami-Dade County affordable housing standards.

Section 11. Minimum Design Standards

- A. The first floor shall be separate from the upper floors by an architectural feature. Such architectural features may be placed at the top of the second floor when the first and second floors have the visual appearance of a separate exterior expression.
- B. The height of the first floor shall not be less than the exterior visual expression of the height of any single floor above the first floor.
- C. Floor-to-floor ratios shall be defined as the distance between the top of a finished slab and the bottom of the slab on the level directly above. The minimum floor-to-floor ratios shall for different uses shall be as follows:
- Commercial, retail and office spaces shall have a floor-to-floor ratio no less than fourteen (14) feet minimum.
 - Residential spaces shall have a floor-to-floor ratio no less than eight (8) feet minimum.
- D. The exterior expression (façade) of heights shall comply with the following:
- The exterior expression of the height of the first floor shall not be less than 14' nor shall it exceed 25 feet.
 - The exterior expression of the height of each floor above the ground level shall not be less than 8 feet and shall not exceed 12 feet
- E. The exterior visual expression of each building element (Podium and Tower) shall be distinctive from each other within the same building.

- F. Retail storefront area glazing shall not be less than 50%. Such glazing shall be transparent. Storefront glazing shall extend from the sill or from an 18 to 24 inch base of contrasting material, to the lintel.
- G. Entrances shall be recessed and centered a minimum of 36" within the storefront.
- H. Outside entrances to upper floors shall align with one of the upper windows farthest from the center of the buildings façade, or shall be located on an abutting side street elevation, where possible.
- I. All parking areas fronting NW 27th Avenue shall be curbed and shall be constructed at 60 degrees from the travel lane.
- J. The City highly encourages the use of structured parking garages to accommodate required parking spaces for all non-ground uses.
- K. All parking spaces in structured parking garages shall always be situated behind a livable liner of architectural space with a minimum depth of 28 feet measured from the Build-To Line, except where the parking lot or structure abuts an Service Road, as defined herein
- L. Floors above ground level shall provide not less than 30% glazing.
- M. No single wall plane shall exceed forty-five (45) feet in width on any façade in any direction.

Section 12. General Design Standards

A. Sidewalk Pedestrian Amenities:

Buildings fronting the following streets shall provide a minimum a continuous colonnade along the entire frontage: Boulevard (15' Minimum Width), Main Street (12' Minimum Width), Park Lane (10' Minimum Width) and Commercial Corridor A (15' Minimum Width). The colonnades should provide access to all frontage commercial establishments on the ground level.

Buildings not required to provide continuous colonnades are encouraged to provide a minimum 6' wide continuous non-removable awning along areas fronting the street frontages.

No awnings nor colonnades shall be required for any frontages onto Service Roads.

B. Roofs:

Roofs shall not be flat except for when rooftop gardens are provided. In such cases, architecturally decorative parapets must be provided with a height not to exceed 42 inches.

Flat roofs are required to promote rooftop uses in the forms of gardens and terraces, except when serving as enclosures for emergency stair cases, elevator shafts, or mechanical equipments. Where flat roofs uses with rooftop gardens or amenities, such as (pools, patios, terraces, or gardens) are not provided, they shall comply with the following:

- Roof shall provide a pitch of between 4:12 and 8:12.

All rooftop mechanical equipment shall be concealed in a decorative manner, subject to site plan approval.

C. Entrances:

- 1) Buildings shall have entrances at intervals not to exceed 60 feet, provided however, that for a corner entrance the interval to the next entrance may be increased to 80 feet
- 2) There shall be a minimum of two entrances to a building on each façade fronting a street.
- 3) Entrances to differing uses shall be as follows:

For residential uses:

- i. Entrances must be kept separate from entrances to other uses in the building.
- ii. Residential entrances shall be setback a minimum of 15 feet and shall not exceed 20 feet from either the street elevation of the ground level nor the street elevation of the commercial storefronts, whichever is farthest from the street.
- iii. Residential entrances shall provide a minimum of 80 square feet and shall not exceed 120 square feet of landscaped areas between the residential entrance and the street elevation of the building.

For commercial uses:

- i. Entrances shall be provided on the ground level for each establishment accessible from the street or sidewalk.

D. Windows:

Windows shall comply with the following:

1. Divided light window mullions, where provided, shall be through the pane (i.e. true divided).
2. The centerline of window and door openings shall align vertically.
3. Exterior burglar bars, fixed "riot shutters", or similar security devices shall not be installed in any commercial storefront.

E. Balconies, stairs, stoops, porticos and side porches:

Balconies, stairs, stoops, porticos and side porches shall comply with the following:

1. Residential balconies shall not extend beyond the Build-to line and shall not be less than five (5) feet in depth.
2. Railings shall be placed between upper and lower rails and the distance between railings shall not exceed three and one-half (3-1/2") inches.
3. All residential uses on the ground floor shall be allowed to front only onto a publicly accessible sidewalk or courtyard with an access to a publicly accessible sidewalk. All residential entrances on the ground floor shall be transitioned by a front stoop or porch no less than seven (7) feet in depth and no less than twenty-four (24) inches above the sidewalk's finished floor level. Separating elements, such as fences or walls shall not be allowed between the residential uses and the Side Street in excess of 36 inches in height. Backyards or enclosed private courtyards shall not be allowed to front any street frontage type.

Section 12. Landscape and Open Space:

A. Grass and sodded areas:

Sodded areas within the Plazas shall be limited to a maximum of twenty (20) percent of the required open space.

B. Trees:

All trees shall be Florida Number 1 quality and shall be selected from the list of Permitted Tree Species as determined by the Department of Environmental Resources Management.

1. All site trees, except street trees and trees located beneath power lines, shall be a minimum of fourteen (14) feet high and have a minimum caliper of three (3") inches at the time of planting. There shall be one tree for every 1000 square feet of provided open space.
2. Street tree type, size and spacing.
3. Street Trees shall be provided on frontages the Build-To Line and along the property line.
4. Street trees located next to the Build-To Line shall be situated with a clearance of fifteen (15) feet from the Build-To Line.
5. Street Trees located along the Property Line shall be centered on the Property Line.
6. Street trees shall be of the species *Quercus virginiana* (Southern Live Oak).
7. Street Trees within one-hundred (100) feet of an intersection shall be of the species *Delonix regia*, Royal Poinciana.
8. Street trees shall have a clear trunk of seven (7) feet, an overall height of fourteen (14) feet, a minimum caliper of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of twenty-five (25) feet on center.
9. Street trees planted along private roadways shall be placed within seven (7) feet of the edge of roadway pavement and/or where present within seven (7) feet of the sidewalk.
10. All street trees shall be protected by tree grates of a minimum dimension of five (5) feet in any direction and shall cover a minimum of 25 (25) square feet.
11. Street trees shall be provided in addition to site trees and shall not be counted toward the required amount of site trees.
12. When trees are planted within the right-of-way, the owners of land adjacent to the areas where street trees are planted must maintain those areas including trees, plants and sod, using proper pruning methods as recommended by the ANSI. Where the State, County or City determines that the planting of trees

and other landscape material is not appropriate in the public Right-of-Way, they may require that said trees and landscape material be placed elsewhere on private property.

13. Powerlines. Where the height and location of overhead powerlines require the planting of low growing trees, street trees shall have a minimum height of nine (9) feet, a minimum caliper of two (2) inches at the time of planting, and shall meet the following requirements:
 - i. Single trunk trees clear of lateral branches to 6 feet and/or multi trunk trees or tree/shrubs, cleared of foliage to a height of 6 feet.
 - ii. A maximum average spacing of twenty (20) feet on center.
 - iii. Maturing to a height and spread not encroaching within five (5) feet of overhead power distribution lines.
14. Trees shall be planted to provide shade to residential structures of a height of thirty-five (35) feet or less.
15. All exterior air conditioning units, except for air conditioning units placed on the roof shall be shaded by trees and/or shrubs.
16. Fruit Trees, Simarouba glauca (Gumbo Limbo), Bucida buceras and all Ficus varieties shall not be allowed as street trees.
17. Forty (40) percent of the required trees shall be native species.
18. Residential uses fronting a street shall be buffered by a landscape buffer no less than 10 feet in width and shall be planted with trees, palms and shrubs – no more than 20% shall be allowed for sod.

C. Palms:

Palms which meet all of the following requirements shall count as a required street tree on the basis of two (2) palms per tree.

1. All Palms installed in public Right-of-Ways or visible from the public Right-of-Way shall be Florida Fancy Quality.
2. Minimum canopy of fifteen (15) feet at maturity.
3. Provide at an average maximum spacing of fifteen (15) feet on center.
4. Eight-foot minimum clear wood

5. Sabal Palms (Sabal Palmetto), Queen Palms (Syagrus romanzoffiana), and Coconut Palms (Cocos nucifera) shall not be allowed as street trees.
 - i. Palms of a ten-foot minimum clear wood and a minimum caliper of four (4) inches at the time of planting shall count as a required tree on the basis of three (3) palms-per tree, except as provided herein:
6. For palms used as street trees. No more than thirty (30) percent of the minimum tree requirements may be met by palms.
7. Native Species Criteria
 - i. Forty (40) percent of the required trees and/or palms shall be native species.

C. Shrubs:

1. All shrubs shall be a minimum of eighteen (18) inches in height when measured immediately after planting. Shrubs shall be provided at a ratio of twelve (12) per required tree. Thirty (30) percent of the shrubs shall be native species.
2. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of twenty-four (24) inches on center or if planted at a minimum height of thirty (30) inches, shall have a maximum average spacing of thirty-six (36) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting. Shrubs used as a buffer, visual screen, or hedge need not be of the same species.
3. Native Species Criteria
 - i. Forty (40) percent of the required shrubs shall be native species.

Section 13. Sign Design Parameters

The standards for overall size and height of signs, as summarized on the following pages, are the maximum permitted standards and may be reduced to ensure architectural compatibility, including the sign's relationship to the overall appearance of the building and subject property and to the surrounding community.

1. Unless otherwise stated, signs shall be unlighted, or may be indirectly or internally illuminated.
2. Sign area for all signs shall be measured by means of the area of one rectangular or circular shape that encloses all sign elements except the support structure. For signs consisting of individual letters and/or graphics mounted on a building wall or window, the sign area shall be measured by means of the area of one rectangular or circular shape that encloses all of the letters and graphics that constitute the sign.
3. Aggregate sign area is the area of all signs on the property or occupancy, except for Exempt Signs and Real Estate Signs.

A. Permitted Signs – Permanent

Permanent permitted signs include Primary Occupancy Signs, Pedestrian Signs, Monument Signs, Directory and Upper Floor Signs, and Window Signs. It is the intent of the City to protect and enhance the character of the Downtown area through provision of appropriate and aesthetic signing. Placement of these signs shall require Planning Division approval.

B. Primary Occupancy Signs

The primary sign is the main sign used to identify a business. A primary sign is any sign painted on or attached to the face of the building including individually mounted letters, painted signs, awning signs and neon signs.

1. One building-mounted primary commercial sign for each storefront or building façade that fronts a public street or alley is permitted. The primary sign area shall not exceed 1 square foot per 1 foot of frontage, subject to meeting other sign design criteria.
2. The design of the primary sign shall be integrated with and complement the overall design of the façade. The sign shall be mounted flat against the building or awning and shall be located below the second floor windows.
3. On streets perpendicular to a Main Street or Boulevard, the primary sign may be a projecting sign or awning sign to enhance visibility from The Main Street or the Boulevard.
4. Neon signs may be used for primary, commercial building signs and shall require Planning Department approval.
5. Residential primary signs shall comply with the provisions and parameters established for all pedestrian signs.

C. Pedestrian Signs

Pedestrian signs are small signs, typically projecting signs supported by a decorative chain or bracket, which are located above the storefront entry and are oriented to the pedestrian.

1. One pedestrian sign for each storefront is permitted. A pedestrian sign may also display multiple tenant names if there are multiple tenants in one storefront. The pedestrian sign shall be no larger than 2 feet by 3 feet, subject to meeting the other design criteria.
2. The bottom of pedestrian signs shall be located at least 8 feet above the sidewalk, and be rigidly supported.
3. The pedestrian sign shall be supported by decorative chain or bracket, designed and constructed with a high level of craftsmanship and detail. Creative signs that "symbolize" the business are encouraged.

D. Monument Signs

Monument signs are free-standing signs located adjacent to the sidewalk independent of the building. Monument signs are not permitted within the Town Center District.

E. Directory and Upper Floors Signs

A directory sign lists the tenants of a building on one sign.

1. For two or more story multiple-tenant buildings, one small directory sign with nameplates of the individual tenants is permitted on the ground floor visible from the sidewalk. The maximum letter height for tenant names is 2 inches. The design of the sign shall be integrated with and complement the building design and materials.
2. Where a second or third story tenant has a separate entry door on the street, a small projecting pedestrian sign is permitted, in keeping with the guidelines for pedestrian signs. Such signs shall be placed near the tenant street entry.
3. Commercial uses on second floor of multiple story buildings that do not have ground floor occupancy shall not be allowed to have window signs in addition to otherwise permitted building-mounted or free-standing signs without Planning Department approval. When approval has been granted, window signs shall provide the following:
 - a. One window sign is permitted per window pane or framed window area and cannot exceed 15% of the total second floor transparent glass area of those windows parallel to the street.
 - b. The maximum letter height for window signs is 12 inches.

- c. Second floor window signs shall be non-illuminated, and shall consist of paint, gold-leaf or similar high-quality graphic material on the glass surface.

4. Window signs above the second floor are not permitted.

F. Window Signs

Window signs are any signs placed within a window facing the street.

1. A maximum of one window sign related to the occupancy is permitted per window pane or framed window area on the ground floor. Window signage shall not cover more than 20% of the total transparent glass area of those windows parallel to the street on the ground floor of that use, excluding the area of any glass doors; or one square foot per one linear foot of street frontage, whichever is less.
2. The maximum letter height for window signs is 12 inches.
3. Window signs shall be professionally designed and constructed. Signs made of high-quality material that complement the storefront display are permitted. Handwritten or paper signs are not permitted.
4. Neon signs with Planning Department approval and meeting all of the above requirements may be permitted within four feet of any window provided that:
 - All electrical supply cords and conduits and electrical transformers are hidden from view through the window; and
 - All necessary permits, including electrical and/or building permits, have been obtained.
5. Except as otherwise permitted, handwritten, paper, cardboard, plastic, chalk- or white-board signs are prohibited.
6. Any graphics, displays, or sign panels with lettering more than one inch high, mounted within four feet of a window shall be considered a window sign. There are three exceptions:
 - Displays with lettering less than one inch high;
 - Products on shelves for sale to the public; and
 - Framed information panels with 80% of the area of text in lettering less than one inch high.
7. Only exempt signs, such as an "open/closed" sign, hours of operation and credit card information, are permitted on doors provided that each sign does not exceed 2 square feet in size.

G. Special Signages

Special signages include Flags, Trompe L'oeil, Menu Holders, Off-Site Signs, and Sidewalk Café Signage. Special Signage are additional artistic signs that identify the business and convey a message through the use of a pictorial or graphic image, and may include a limited amount of wording that is clearly secondary to the artistic quality of the sign. Placement of these signs shall require Planning Division approval.

1. Flags

a. Customized graphic flags not exceeding 6 feet by 10 feet that convey a message through the use of a pictorial or graphic image and which complement the building design are permitted. The lowest point of the flag must be at least 8 feet above the surface of the sidewalk or pedestrian way.

b. Customized flags should be mounted on a decorative bracket attached perpendicular to the building face.

2. Trompe l'oeil

Life-size trompe l'oeil art painted on the wall surface of a building may be permitted upon approval from the Zoning Administrator to ensure the artwork does not constitute a sign otherwise permitted or prohibited and that the artwork complements the design of the building in color, shape and location on the building.

3. Menu Holders

- a. A menu holder is permitted on the exterior storefront of a restaurant and shall be electrically lighted.
- b. The menu holder shall be limited to the size of two pages of the menu utilized by the establishment.
- c. Lettering shall not exceed one inch in height.
- d. A menu holder shall be located so as not to cause a safety hazard to pedestrians.
- e. The menu holder shall not be used for additional business identification or additional signage.

4. Off-site Signs

- a. Off-site directional signs painted on buildings at the intersections to direct pedestrians to businesses down intersecting streets shall not be permitted.

5. Sidewalk Café Signage

- a. Sidewalk café signage on the cafe umbrella(s) in addition to the main occupancy frontage signs may be permitted. Signage is limited to the name of the café business. The maximum letter height is 6 inches and the business logo shall not exceed 1 square foot in area.
- b. The total signage on an umbrella shall not exceed 10% of the area of the umbrella.
- c. Generic advertising, such as a product name, is not allowed.

H. Permitted Signs – Temporary

Temporary Permitted Signs include a Grand Opening Banner, Community Interest Sign on Private Property, Construction Signs, and Real Estate Signs. Temporary signs are allowed for a limited amount of time. Except for the Community Interest Sign on Private Property, temporary signs shall require Planning Division approval.

- 1. Grand Opening Banner
 - a. Banners advertising a new business opening are permitted for a maximum of 30 days.
 - b. The banner shall include a date visibly noted on the sign and be removed within 30 days of the posted date.
 - c. No other type of temporary banners are permitted.
- 2. Community Interest Signs on Private Property
 - a. A single designated area not exceeding 6 square feet of a single window of an occupancy may be approved to allow display of a maximum of 2 ancillary, temporary, professionally prepared posters announcing an event of general public interest in addition to any permanent signs allowed.
 - b. Such signs do not require individual City approval, but shall be dated on the sign and shall be removed within 30 days of the posted date or upon conclusion of the event, whichever ends first.
- 3. Construction Signs
 - a. One temporary sign, advertising the various construction trades participating in the project is allowed.
 - b. On a site less than one acre, the sign shall not exceed 32 square feet in sign area or 6 feet in height.
 - c. On a parcel of land greater than one acre, the sign shall not exceed 50 square feet in sign area or 10 feet in height. The sign shall not extend beyond the subject property nor interfere with any traffic safety visibility area of the parcel.
 - d. The sign shall be unlighted.
 - e. The sign may remain on the property until the last unit is sold, rented or leased or for six months, whichever period is less, unless an extension has been granted by the Zoning Administrator.

4. Real Estate Signs

- a. No more than one real estate sign per occupancy frontage shall be permitted until a project or tenant space is leased or sold.
- b. Maximum sign area per sign is 4 square feet, and shall be located flat against the building wall or within a window, and shall not project above the eave line.
- c. The sign shall be unlighted.
- d. Vacant lots may mount the sign on a free-standing monument, located outside of any sight visibility area so no portion of the sign extends across the property line.

I. Signs Not Permitted

- a. Rooftop signs, cabinet signs, readerboard signs, banners (except for grand opening and civic event signs), balloons, flashing signs, billboards, "A"- frame signs, plastic flags, off-site signs, whiteboards, chalkboards and blackboards are all prohibited.
- b. As noted under Window Signs, except otherwise permitted, handwritten, paper, cardboard, plastic, chalk- or white-board signs are prohibited.

J. Non-Conforming Signs

- a. Any additional development of a site, or change of use, occupancy, tenant, or sign copy (with the exception of window signs) shall require that legally established, nonconforming signs shall be removed and replaced with a conforming sign. Nonconforming signs are also subject to the time limits by which any non- conforming sign must be made to conform to these regulations or be removed within one (1) year of the date the sign became nonconforming. A sign must have had written City approval to be considered nonconforming. Signs that were installed without written City approval and are not non-conforming, do not have an amortization period and must be removed or approved with a new sign in compliance with current regulations.
- b. Within the Town Center District, all signs approved prior to the adoption of the Town Center Zoning District ordinance shall not be granted grandfathered status.

K. Sign Construction and Maintenance

- a. All signs shall be professionally constructed of high-quality, durable material.
- b. Sign switches conduits and panel boxes shall be concealed from view.
- c. Signs shall be designed to be vandal and weather resistant.
- d. Signs shall be properly maintained so that they are in proper working order and do not endanger public safety. Damaged or defective signs shall be repaired within 30 days.

- e. When a sign is removed for example due to replacement, or termination of the lease, the tenant or owner shall fill and paint any holes caused by the removal of the sign.